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A Village Center for Newry, South Carolina

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A Village Center for Newry, South Carolina

By: George T. MacKnight

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A Terminal Project submitted to the Faculty of the Clemson University College of Architecture in partial fulfillment of the requirements for the degree of Masters of Architecture, December 1980.

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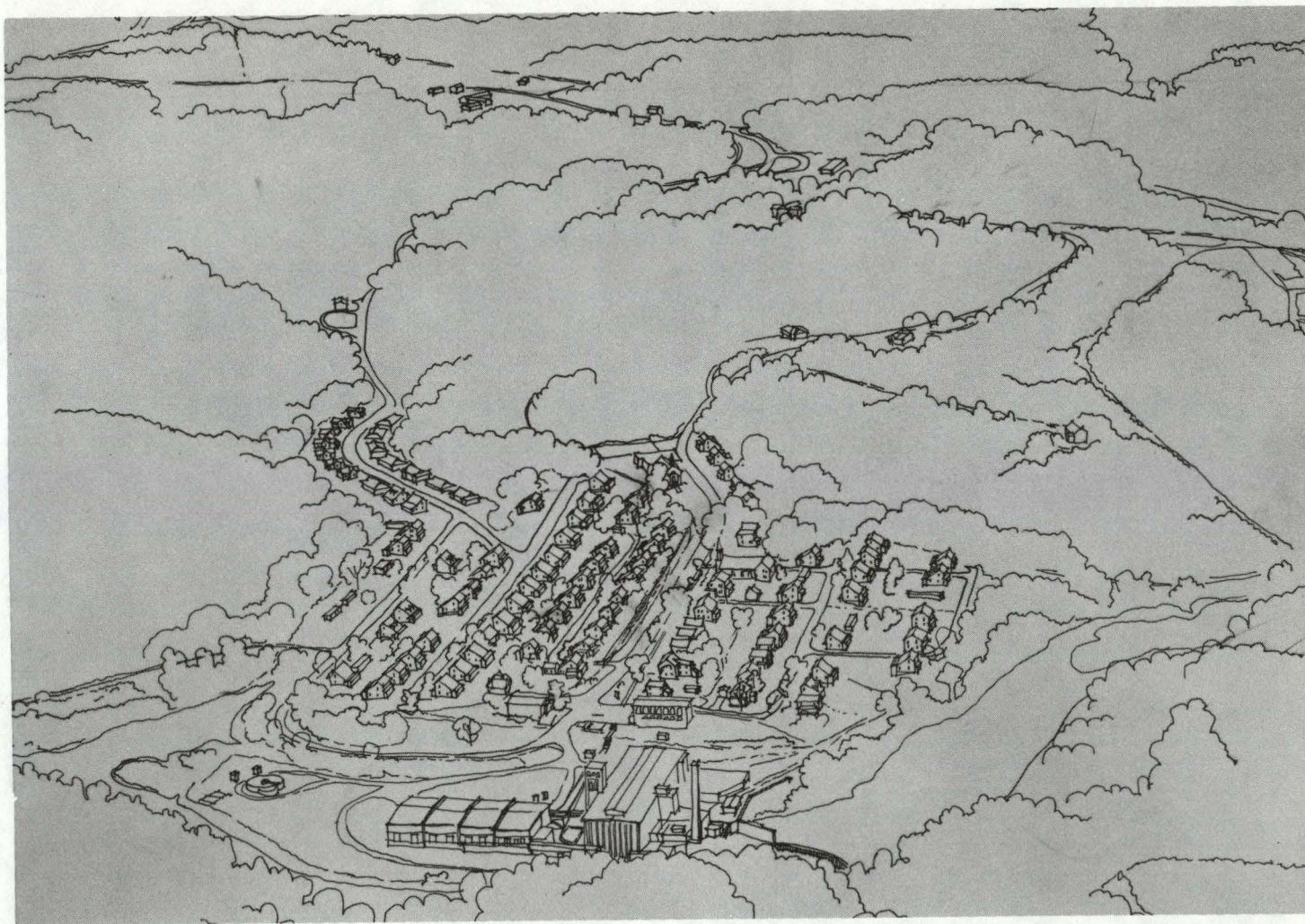
Harlan E. McClure, Dean,
College of Architecture

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This project owes its completion to many people for their help and support. I would like to thank my mother for her love and support, dedicating my effort to her.

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CONTENTS

INTRODUCTION	1	THE ACTIVITY PROPOSAL	29
NEWRY THROUGH THE YEARS	3	Actions Which Implement the Goal	29
The Beginnings of Newry	3	Village Square	30
The Early Years Under Courtenay	4	Municipal Services	30
Change During Later Years	6	Business	30
Life Style In the Village	11	Corner Grocery	31
NEWRY TODAY	13	Restaurant	31
Accessibility and Entrance Sequence	13	Access to Water	31
Physical Features	15	Rehabilitation of the Mill Building	32
Vegetation	15	Recreation	32
Landform	17	Interior Space Requirements	33
The Built Environment	19	Exterior Space Requirements	33
Village Composition	19	CASE STUDIES	34
Present Ownership and Property Use	21	Piecemeal Growth and Basic Design Structure	35
Merit and Image	23	The Growth of Delos	35
Building Condition	25	Italian Medieval and Renaissance Cities	37
Existing Population	27	Village Centers	39
Similar Fate	28	Bourtneehill	39
		Mosborough	40
		Rennovation	41
		The Mercantile Wharf Building	41
		SCHEMATIC PROPOSAL	42
		BIBLIOGRAPHY	55

INTRODUCTION

Newry, a small mill village in South Carolina, was established by William Ashmead Courtenay almost a century ago. Once on the banks of the lively Little River, it is now situated between two major man-made lakes. Newry is in Oconee County, which is a part of the South Carolina Appalachian Region. This region can be geographically divided into two sections: the north-western section, called the Mountains and Foothills, and the south-east section, called the Piedmont. Newry can be found in the Piedmont section, just north-east of the junction of U.S. 123 and State Highway 130.

Newry was once a strong 'company town', but since the sale of the mill housing in 1959, the Mill's protective care has been diminishing. The Mill Town System was giving way to newer economic systems. By 1975, the mill itself had closed leaving the community on its own. Many town's people left at this time assuming that this was the end of Newry. Those who remained saw little promise in the future but were determined to seek a new beginning there.

It is still too early to determine whether Newry will recapture its former vitality, but the potential does exist to develop a viable community, and a few residents are taking steps in this direction. To further this effort, it would appear necessary to develop a strong identity for the village which would include a community focus. The mill itself was once such a focus, but is now only a symbol of the past. This project proposes that a Village Center be developed which would generate economic and social activity aimed at establishing Newry as the village community it once was.

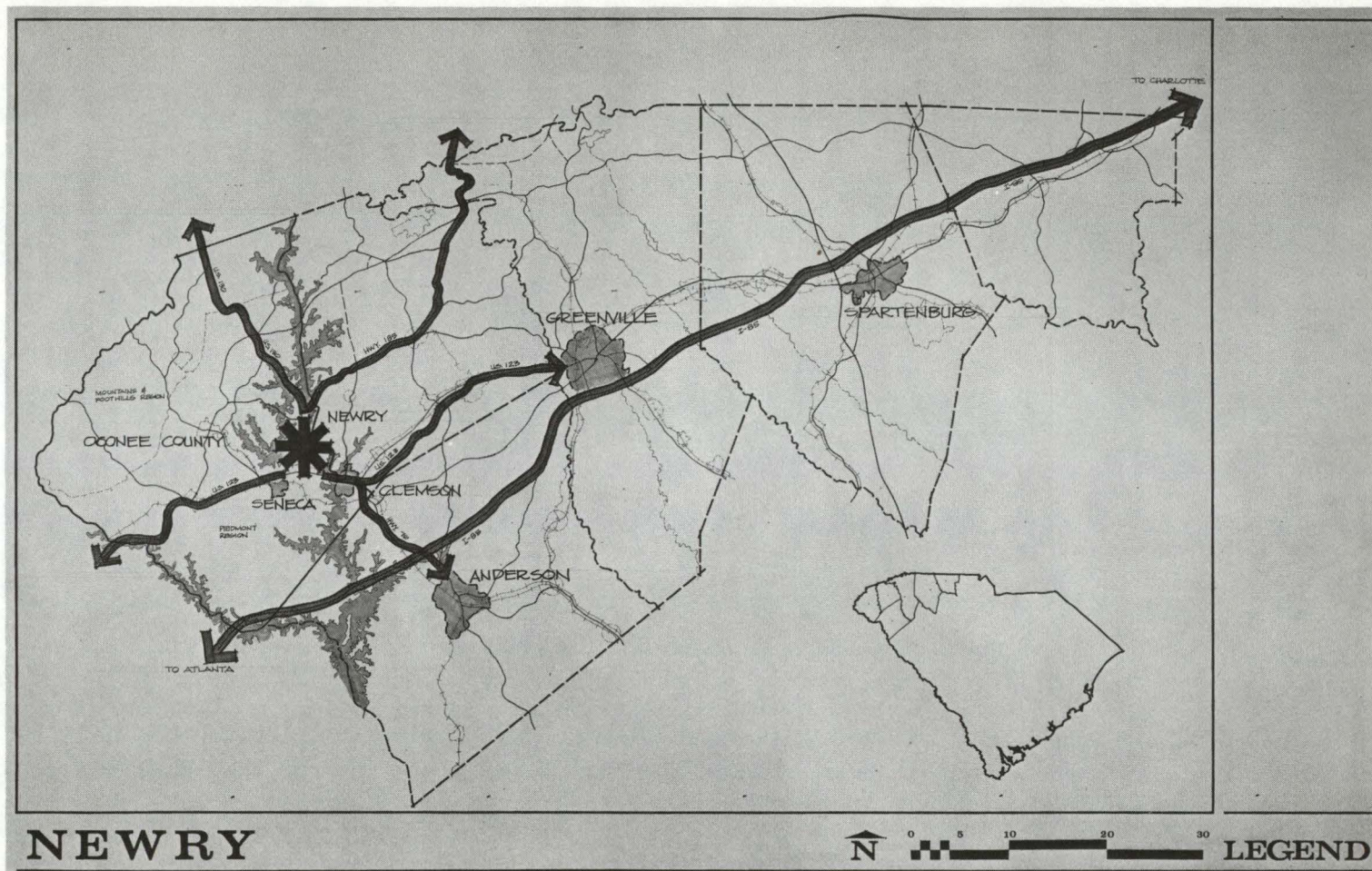


Figure 1.1 - The Appalachian Region

NEWRY THROUGH THE YEARS

THE BEGINNINGS OF NEWRY

In 1791, Edward Courtenay emigrated from the old Irish industrial town of Newry to Charleston, South Carolina. His son, William Ashmead Courtenay, was born in 1831. William established a bookselling and publishing business in Charleston and was later employed as head of the Charleston Mercury's Business Department. During the Civil War he served the Confederate Cause as a Captain in the Washington Light Infantry. At the conclusion of the war, William Courtenay, like so many other Southern soldiers, was jobless and without money. Using a horse and wagon, he began to haul cotton between the towns of Newberry and Orangeburg and was successful in this work until the railroads were rebuilt during the reconstruction period. Returning to Charleston, he started a shipping business dealing with the steamship lines on the Eastern Coast as well as with some foreign lines. By 1879, he was a very successful business man and well established in Charleston society. He subsequently ran for the office of

mayor and was elected for two consecutive four-year terms.

During William Courtenay's second term, he started to purchase land in Oconee County. Six years after his retirement as mayor on the 21st of June, 1893, a charter was signed by Secretary of State J. E. Tindal authorizing Courtenay and his associates to establish a mill in Oconee County. The Courtenay Manufacturing Company purchased 350 acres of land around the Little River and right-of-way privileges from John C. Cary for the venture. The mud for brick and trees for lumber were taken from the surrounding area for construction of the mill and the adjoining workers' houses. The Cotton Mill design was built according to the specifications of the Factory Insurance Association, Hartford, Connecticut. The houses were generally of a Salt-Box design, derived from the traditional New England mill housing. On June 14, 1894, water from the Little River turned the mill wheel in the village of Newry, named by Courtenay after his Father's ancestral home in Ireland. A way of life had begun which was to last for 81 years.

THE EARLY YEARS UNDER COURTENAY

The first 20 years of Newry's existence brought numerous hardships. Drought caused low water, resulting in slow speeds for the mill operation. Later the walls of the mill race burst, and eventually leaking of the mill dam occurred. Undoubtedly the worst event happened in 1903 when a record flood of the Little River produced water 37 feet above normal, filling the lower weave room and warehouse. Machinery was lost, and cotton stocks wiped-out. After this disaster, it was decided to relocate the warehouse on higher ground. An outbreak of smallpox occurred in 1910. The 1915 flood caused problems, but losses were kept to a minimum because of the lessons learned earlier. Sickness again struck the town in 1918 when an influenza epidemic hit the people hard. Most were affected and some died. At one point, a community kitchen was set up in the school teacher's house. Food was delivered by the few who were well with the doctor attending to the menu selection.

Despite the number of adversities during Courtenay control, the village offered many advantages for its workers and residents. Most came to live and work in Newry from the surrounding rural areas. Mills often had difficulty in attracting a labor force because of the exploitation of immigrants and children. People were generally reluctant to join mill communities unless they were assured of a good working and living environment. To assure a stable labor force, successful mill owners planned attractive self-contained villages for their workers and families. Newry is a good example of such planning, indicating the interest displayed by Courtenay in the well-being of his employees. Those who left rural farms for life in Newry found numerous benefits in the mill's village. These included a shorter work week, a steady income, and the security of a close-knit community.

Upon the death of William Courtenay in 1908, his son Ashmead was elected to the presidency of the company, but left the position after a few years. It was William's youngest son Campbell who then assumed the role of president and continued in it until 1920 when the sale of the mill and village occurred.

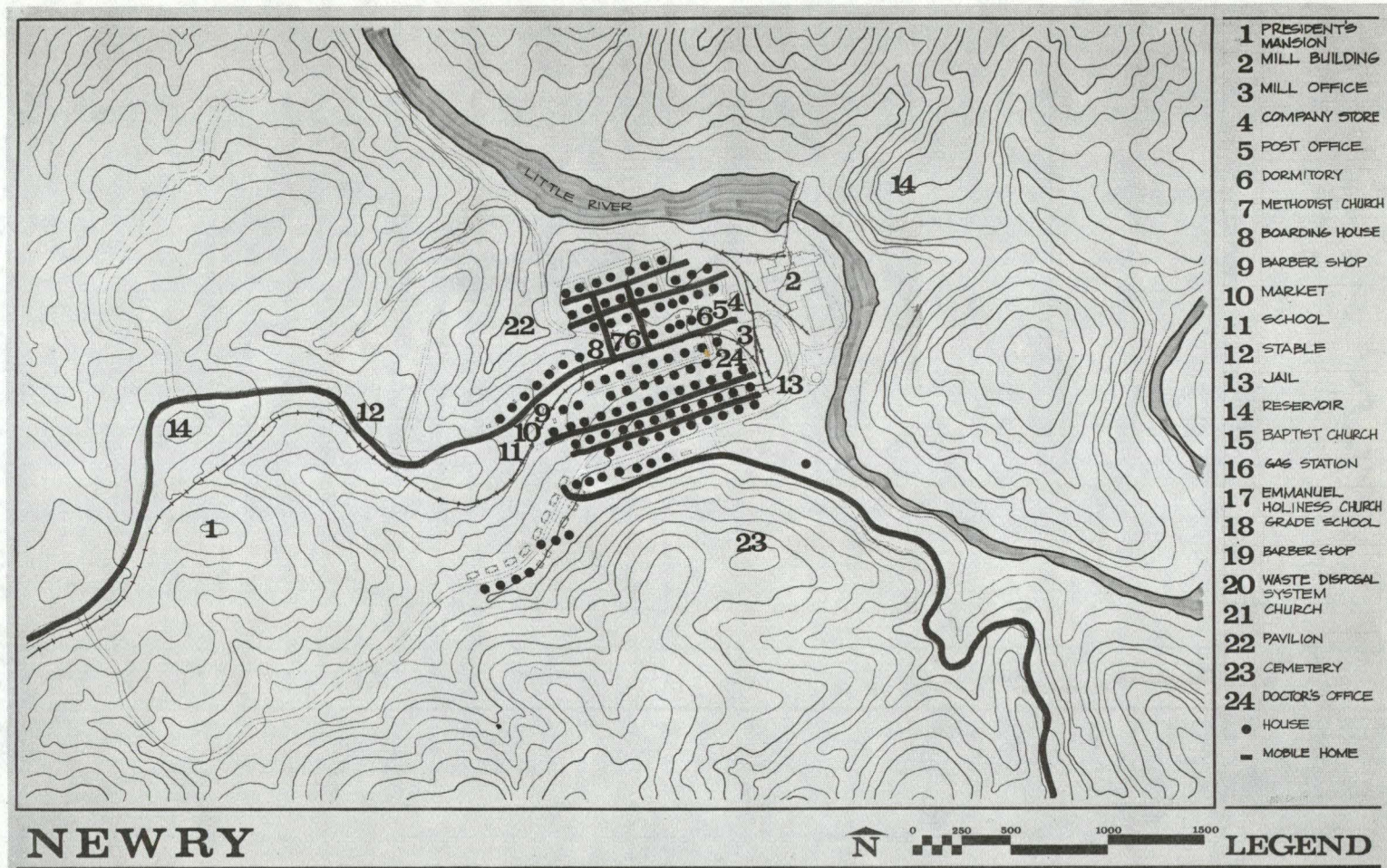


Figure 2.1 - Setting 1920

CHANGE DURING LATER YEARS

The entire stock and property of the Courtenay Manufacuring company was sold to the Issaqueena Mill of Central, South Carolina in 1920. At this time W. L. Gassaway was elected as the new president. Around 1930, the stock and property were again sold, this time to J. W. Norwood and the Cannon interests of Kannapolis, North Carolina. This owner operated the mill until 1939 when the economic viability of the mill system had become questionable due to the Loper Report released in 1935. This report investigated the financial stability of the mill village system, and the results caused many mill owners to sell the housing in their villages. It was in 1939 that Norwood and Cannon decided to liquidate the mill and sell the machinery and houses, but J. P. Abney's interest in the town saved it from disolution. Abney was the owner of several other mill systems in the area, and he purchased the entire system with plans for its future. Abney overhauled the plant, installing new machinery and techniques of production. It was not until 1959 that Abney decided to sell the mill housing in order to enhance the system's economics. The mill housing

was sold with the occupants obtaining priority of purchase. Church properties were donated to the various denominations at this time. The resulting loss of control and obligation to the village housing had a damaging effect on the town. Many people did not know how or when to perform the maintenance on their houses because the company had always taken care of such things. When there was no longer an obligation to work in the mill to maintain living quarters in the town, many residents of Newry sought work outside the village. The village grew more independent from the mill. As a result, many of the services supported by the mill began to disappear. These included the butcher, police, and health services. This in turn caused the residents to take more responsibility for the activities within the village. They established a Baptist Church which competed with the Methodist Church for a congregation. A quote from Kenneth Russo's 1965 thesis on Newry reveals some historical insight into the town's activity at this time.

The social life of the people indicates a wide range of interests. The churches of course play an important role and sponsor many clubs and social events. Other organizations include: a motorcycle brigade; golf club; fishing club; the Hospital Association; Boy Scout Troop #32; the PTA; and activities carried on through the Newry Recreation Center.

The Corps of Engineers' Lake Hartwell already approached the town from the south by way of the Little River Basin, but it was the construction of the Little River Dam by Duke Power that cut the river to a small fraction of its former flow. Duke's project not only took Newry's flowing river, but also caused U.S. Route 130 to be rerouted around the town, leaving Newry without a major through road. At this time change was occurring more frequently within Newry, and mill layoffs were causing hardship for the mill employees.

At the time Abney Mills in Newry closed in 1975, it employed approximately 200 people, most of whom lived in Newry. Although many of the residents of the town worked at jobs outside of Newry at the time, the closing of the mill caused considerable change for the residents of Newry. Older workers were used to walking to work, and many retired rather than drive a number of miles to alternate places of employment. Many who sought employment outside the town moved away from Newry to be nearer their work. The community's social network was damaged, and those who remained felt a bleak future ahead. They had seen their town die within a decade.

Since the closing of the mill the town has become a bedroom community for the local work force. This has enabled it to stabilize the decline which the mill's closing had caused. A majority of the activities which the town enjoyed for years have disappeared. With only the Post Office and Baptist Church activities remaining, the village now relies on the surrounding area to fill the gap. The Methodist Church Building has recently been redeveloped into a photography studio and apartment.

A number of people who are recent arrivals to the community hold high hopes for Newry, as they have recently chosen the community as their home. They are mostly younger people who would like to see the village develop new life. Many of them have come to the area by way of Clemson University. These people find it more economical to purchase a home in Newry, even though most of the village houses require extensive upgrading. This trend is indicative of a new beginning for Newry as the hammering of nails and sawing of wood have traditionally been good signs in a community.

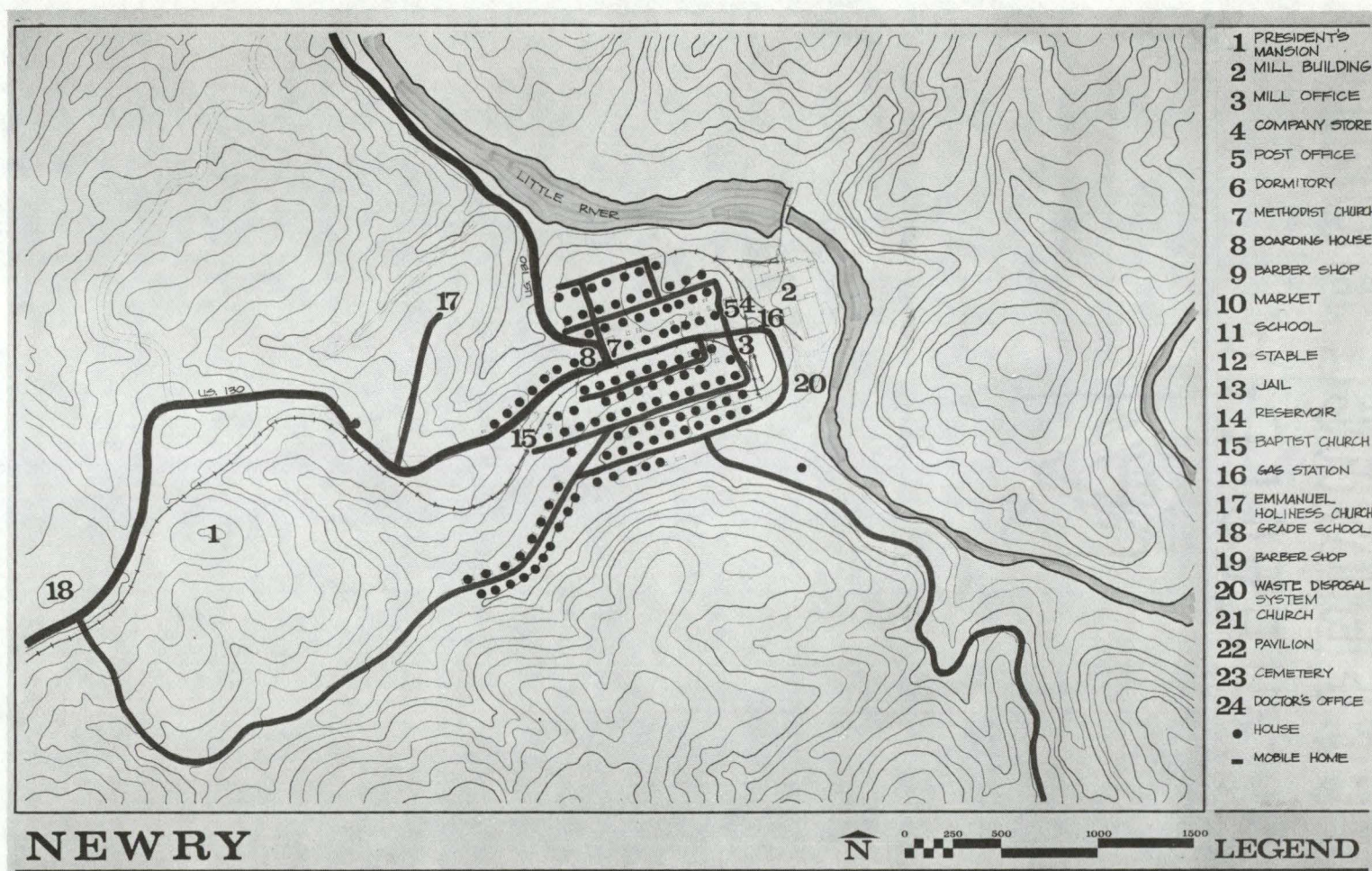


Figure 2.2 - Setting 1959

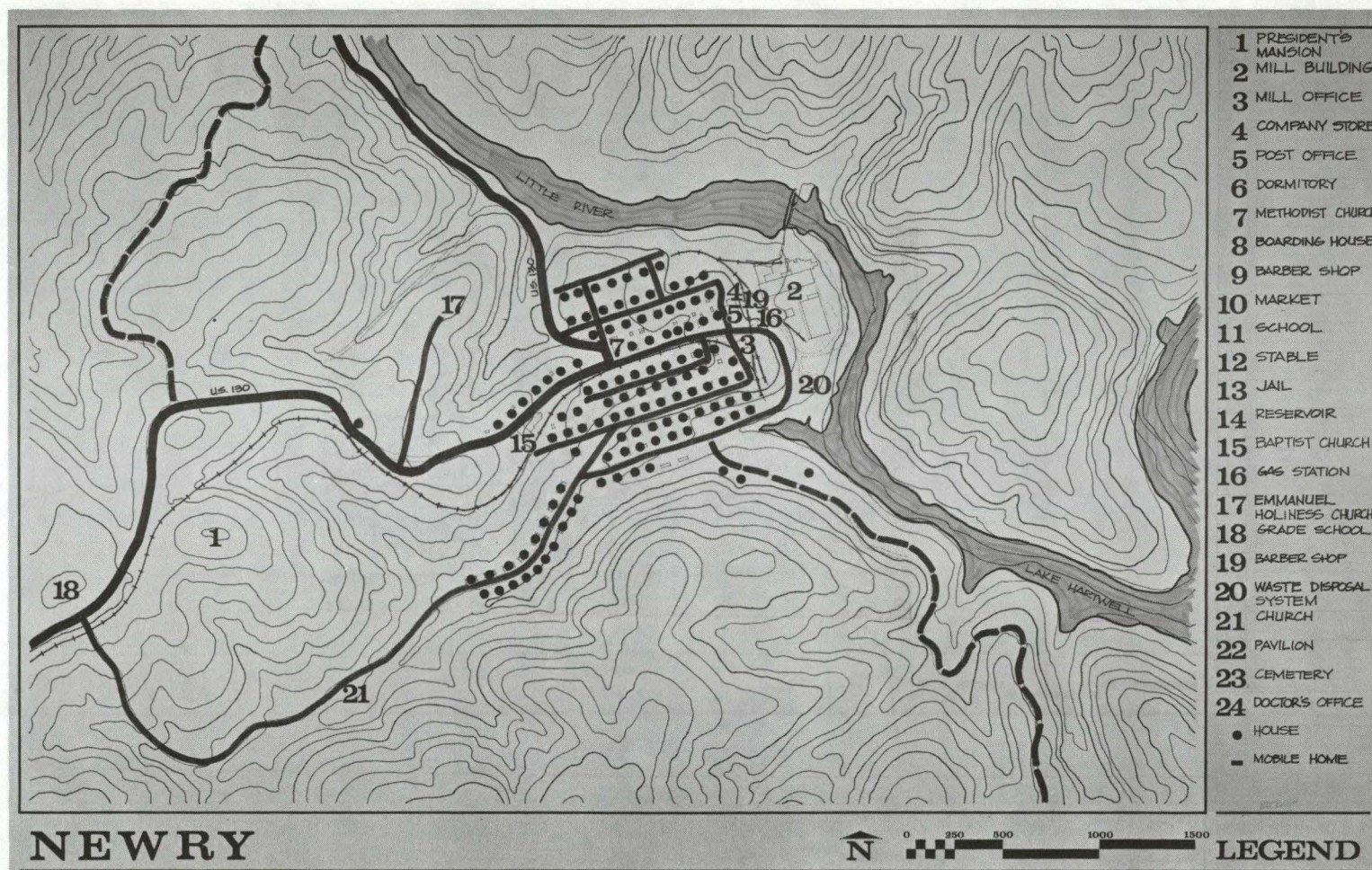


Figure 2.3 - Setting 1965

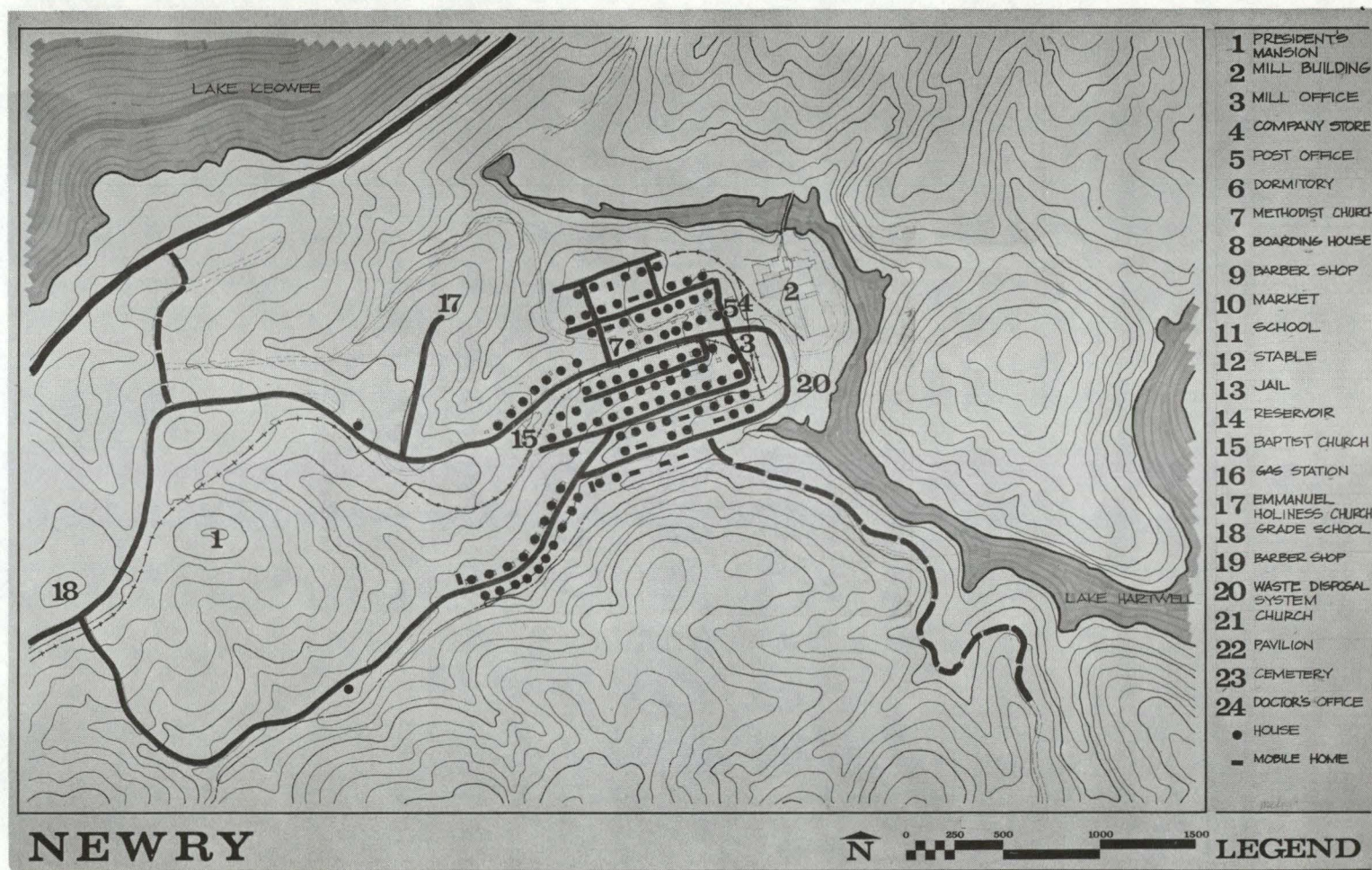


Figure 2.4 - Setting 1980

LIFE STYLE IN THE VILLAGE

When Newry was a mill owned self-contained village, it was necessary for its owners to provide not only houses for its residents but also a number of public services for their well being. These consisted of a school, post office, store, laundry, barber shop, medical services, and recreational facilities. Services provided for the operation of the village included water and sewer, fire protection, a policeman, and a jail.

The houses were generally duplexes, each half containing one family. A men's and a women's dormitory was provided for single employees. A water carried sewer system was established early in Newry's history. An outbuilding, containing four flush toilets, was located between each pair of houses. Each family had one water faucet on their back porch. A 500,000 gallon reservoir, offering a complete fire protection system, was built in 1919. Soon afterward, a new generator was installed at the mill, and electricity was provided for the houses.

A school was formed and a teacher hired before the construction of the village began. Grammar school was first held in the community hall, but later a special two story building was built near the main entrance to town. Blacks were aided in starting a school near the railroad junction named for Courtenay. A post office was first established in a house located near the mill and was later relocated in the company store. The mill also provided for medical services. Visiting doctors and dentists stayed at and worked from the boarding house. When Dr. Ashmore was hired by the mill, a three room house, containing a kitchen, bedroom, and office, was constructed for him near the mill.

Additional services provided by the mill company included: a barber shop, located near the town's entrance; a policeman and callabose, located behind the mill office; and a laundry service, collected at the company store. A large wooden platform called 'The Pavilion' was built for entertainment and was located in the hollow just east of River Road. Saturday evening dances were held there for the village young people. Sunday afternoon usually produced a gathering at one home for the singing of

hymns. Early in the 1900's a church was built adjacent to the boarding house, and services moved from the town meeting hall. Around 1895 a cemetery was established on the hill at the south border of town.

Eating habits of the people were brought to the village from farm life. Villagers kept small gardens and some kept hogs near their homes. Almost every family had a milk cow which was kept at one of the three cow barns owned by the mill. Livestock was usually butchered at the meat market near the entrance to town, and the meat was stored in saltboxes. Local farmers and mountain people would regularly deliver fresh eggs, butter, milk, chickens, vegetables, whiskey, and canned goods for sale to the villagers. The company store stocked many of the staples needed in everyday life. Supplies included items such as: sugar, lard, beans, coffee, clothes, shoes, medicines, and caskets. The company desired that everyone buy from its store and issued coupons which were redeemable only at their store. These coupons were later replaced by brass coins. The coins were jokingly called 'Loonies'. This name originated from the fact that if one used

too many of the coins, he would fall into debt to the store. The store had a home delivery system which made it easy to order goods. They were delivered by way of the dray wagon. This horse or mule drawn wagon made rounds through Newry when a sufficient number of orders had been placed. Payday was on Friday, and as a result most workers did their shopping on Friday or Saturday. Some would exchange their 'Loonies' for hard money, at a loss in their face value, to a man who would position himself near the store. He would, in turn, try to sell them back at face value to those who wished to buy their goods at the company store.

NEWRY TODAY

ACCESSIBILITY AND ENTRANCE SEQUENCE

Newry today is a uniquely isolated town. This is due to two events. U.S. Highway 123 has diverted most traffic from old Seneca Road where the entrance to the town is located, and Highway 130 which passed through Newry has been relocated atop the large dam which holds back the waters of Lake Keowee from the town.

Today, the main entrance to the village is at Courtenay. Old Highway 130 may be reached from Old Seneca Road or New Highway 130 at this point. Old Seneca Highway runs on a main ridge to the south of Newry. The access down Old 130 is made on the side of a finger ridge which runs to the north of the main ridge. Upon entering Old 130, no real indication of the town is evident. A scattering of older houses occurs on either side of the road and the abandoned elementary school is seen off to the left. The former president's mansion, Innsfallen, is

almost hidden from sight by trees and undergrowth. The first real indication of the town appears as one travels down a slope at the end of the finger ridge, just as it reaches the Little River. This area was leveled for the town, creating a plateau by the river. This plateau is at the bottom of a bowl formed by the surrounding ridges and hills. A house, the Boyscout Building, and the entrance road to the Emmanuel Holiness Church are soon followed by a glimpse of the town. As the descent continues, the new Baptist Church and the first houses along Broadway come into view. It is this event which marks the gateway to the town. A sight line develops down Broadway, which is flanked on either side by Dutch Elm trees, to the old mill buildings at its terminus. An alternate way of arriving at the south side of Newry is to turn left just past the school and connect with South Avenue.

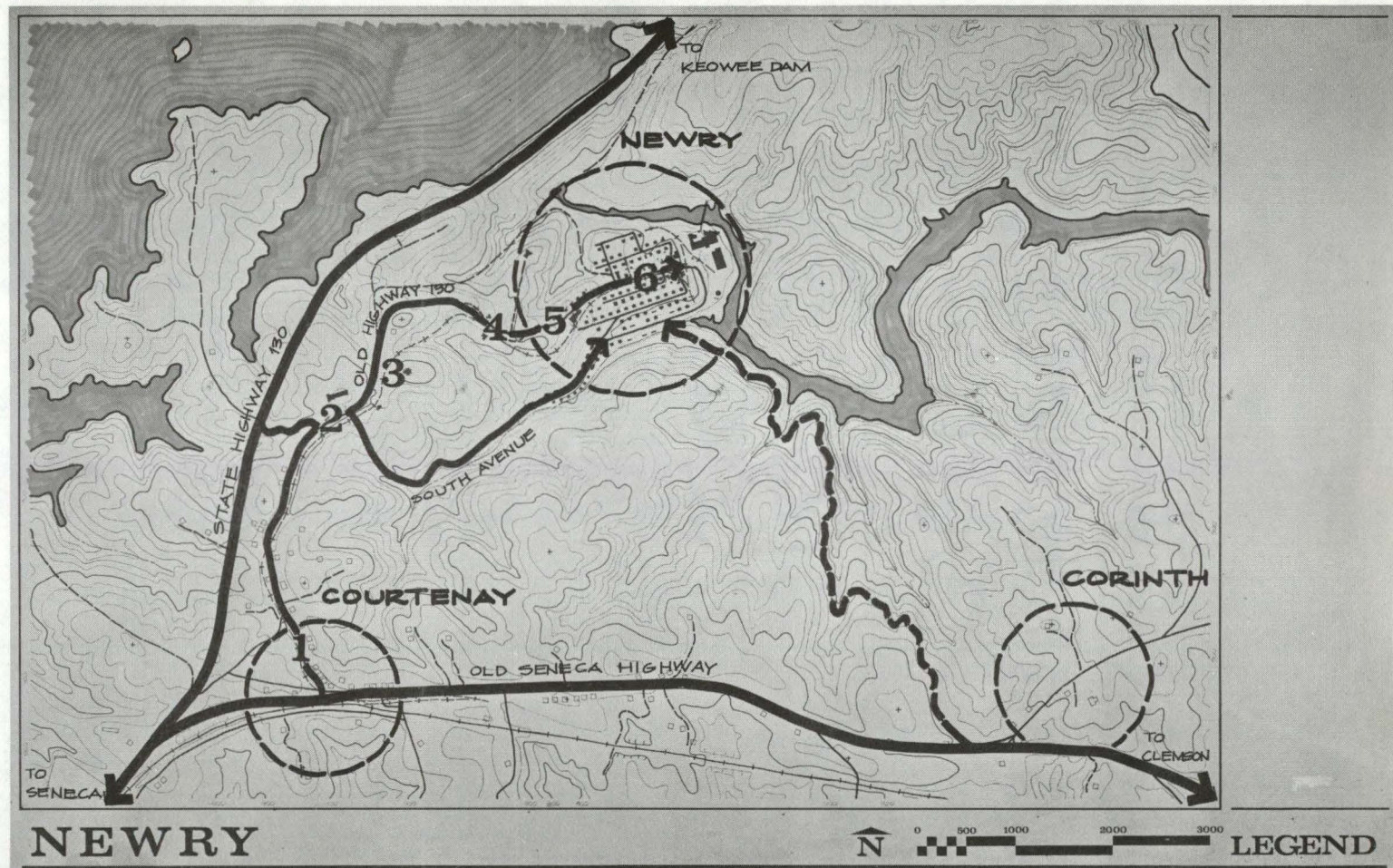


Figure 3.1 - Access and Entrance Sequence

PHYSICAL FEATURES

Vegetation

The sides of the bowl, for the most part, provide Newry with a green backdrop. The hills around Newry were once logged, but most of the scars from this activity are healed. A few old logging trails and some gullied land are the only remaining signs. The hill across the river was stripped on one face when it was used by Duke Power as fill for the Little River Dam. An effort to reclaim the land has been made, and the small pines which densely cover the spot are evidence of recovery.

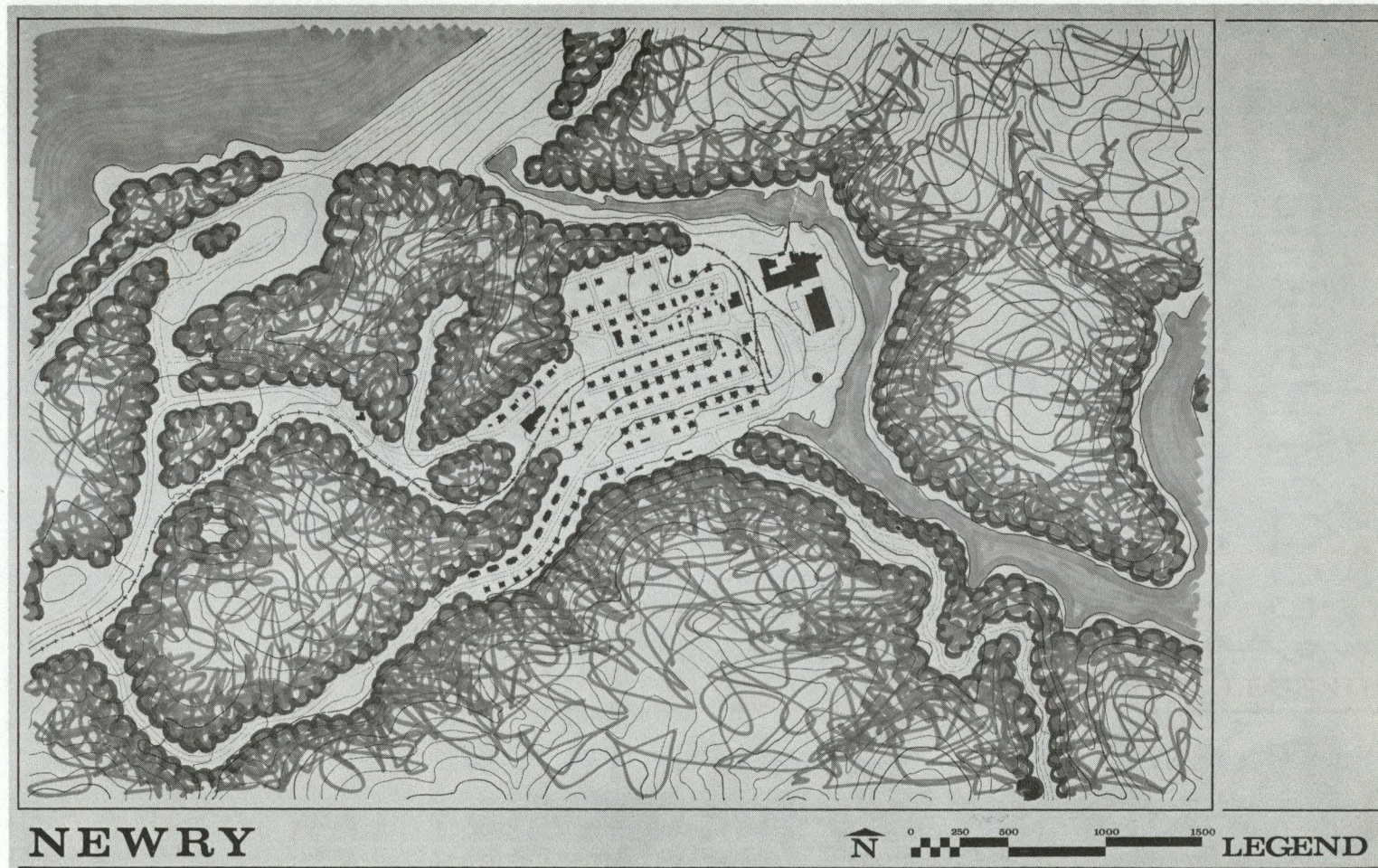


Figure 3.2 - Vegetation

Landform

The Landforms around Newry have several unique features. A knoll west of Newry is the location Courtenay picked for the president's home, Innsfallen. It has an excellent view of the village and the mountains to the north. Another much smaller knoll, lower in elevation, occurs to the right of Old 130, just as one passes the gateway to the town. When the end of the entrance ridge was leveled, this knoll was left as the new termination to the ridge. This feature affects the gateway by blocking a premature view from Old 130, and, thereby, adding to the surprise developed as one rounds the curve at the Baptist Church.

The location of the Emmanuel Holiness Church on the ridge north-west of Newry offers a limited view of the town through a heavy woods. The ridge slopes steeply from the church, down to a hollow.

Duke's Little River Dam, just north of Newry, massively shields the town. The dam is the lowest, at 150 feet in height, and the smallest, with

1,600,000 cubic yards of earth, of the three dams of the Keowee-Toxaway Project. The base width is 800 feet and measures 1,750 feet in length. Highway 130 is routed over the dam as it passes by Newry. The view from the dam is the only visual access to the town that Route 130 permits. Constructed only 1000 feet from the town, the dam is an imposing element on the town. Sculpturally it completes the bowl around the village by filling the gap between the north finger ridge and the hill on the other side of the river. The only void in the bowl's side occurs to the south-east where Lake Hartwell edges up to the town via the old river basin.

Two strong axis lines may be observed in the landform. The first axis runs from the knoll, on which Innsfallen rests, down the center of the plateau and across the river to the saddle in the west ridge of the hill to the east. This is the axis with which Broadway is aligned. The second axis once followed the Little River Valley but now runs from the Little River Dam down the valley to the south-east. The Broadway and River axis lines have an important visual impact on the village.



Figure 3.3 - Landform

THE BUILT ENVIRONMENT

Village Composition

Newry can be divided into four distinct precincts: Broadway, North Backside, South Backside, and the Mill Complex. Broadway has traditionally been the activity spine for the town, with a gateway at the western end and the Mill Complex, once the heart of activity, at the other. Until recently, railroad tracks which served the mill met Broadway at the Gateway and paralleled it to the Mill Complex. The dormitories, markets, a boarding house, and churches were built along it, adding additional importance. Roads in the other precincts parallel Broadway.

The North Backside and South Backside are entirely residential precincts. Their names derive from the fact that each side of the village referred to the other side as the backside of town. The South Backside is the largest of the two and has a separate entrance from Old Highway 130.

The Mill Complex contains the factory building and related warehouses. It was the heart of activity in the town until the mill closed. It is now an area which few people in Newry have access to, forming a barrier between the village and Lake Hartwell.

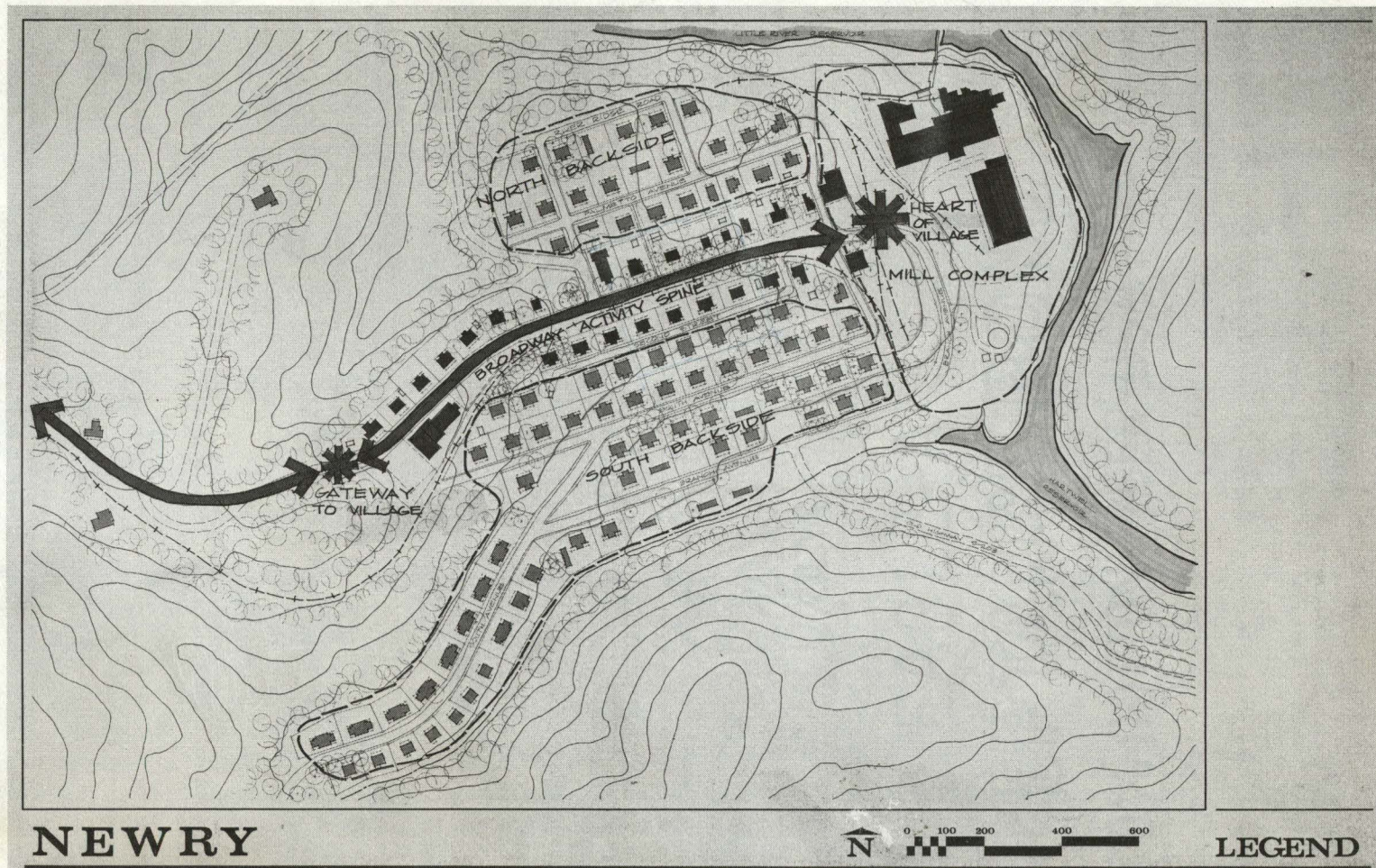


Figure 3.4 - Village Composition

Present Ownership and Property Use

After the mill's closing, Abney's estate retained control of the mill property through Bulk Fulk, J. P. Abney's stepson. Some of the property has been absorbed by the Keowee-Toxaway and Lake Hartwell projects. In 1979, Fulk sold the Mill Complex to the Simmons Manufacturing Company of Greenville, South Carolina. but still retained ownership of much of the surrounding land including Innsfallen, which has fallen into a state of disrepair.

The Simmons Company produces mill machinery. They currently own the Old Mill, Warehouse, Company Store, and Mill Office. They use the space in the Old Mill and Warehouse as warehouse storage but have expressed interest in the sale or rental of the Mill Office and Company Store. The Company uses the Mill Complex as a distribution point for their products. Their effect on the community is minimal save for the heavy traffic caused by trucks bringing equipment in and out of the area. Simmons has performed some maintenance on the buildings but is, generally, not interested in the appearance of the structures for warehouse operations.

Rick Hiser has been an especially active new resident of Newry. After moving to the village four years ago, he became interested in the attempt to place the town on the National Register of Historical Places. This effort was initiated by long time resident Henry Cater. In May of 1980, Rick was successful in placing Newry on the register. He has also saved the Methodist Church from destruction by rennovating it into an apartment and photography studio.

The Lydia Baptist Church also owns a number of parcels of land in and around Newry. They are owners of the property which contains the Boy Scout Building and the property which once contained the boarding house.

Most of the houses in the village are occupied by their owners, although some have been purchased houses for the additional income made from renting them. The condition of the homes in Newry range from poor to very good.

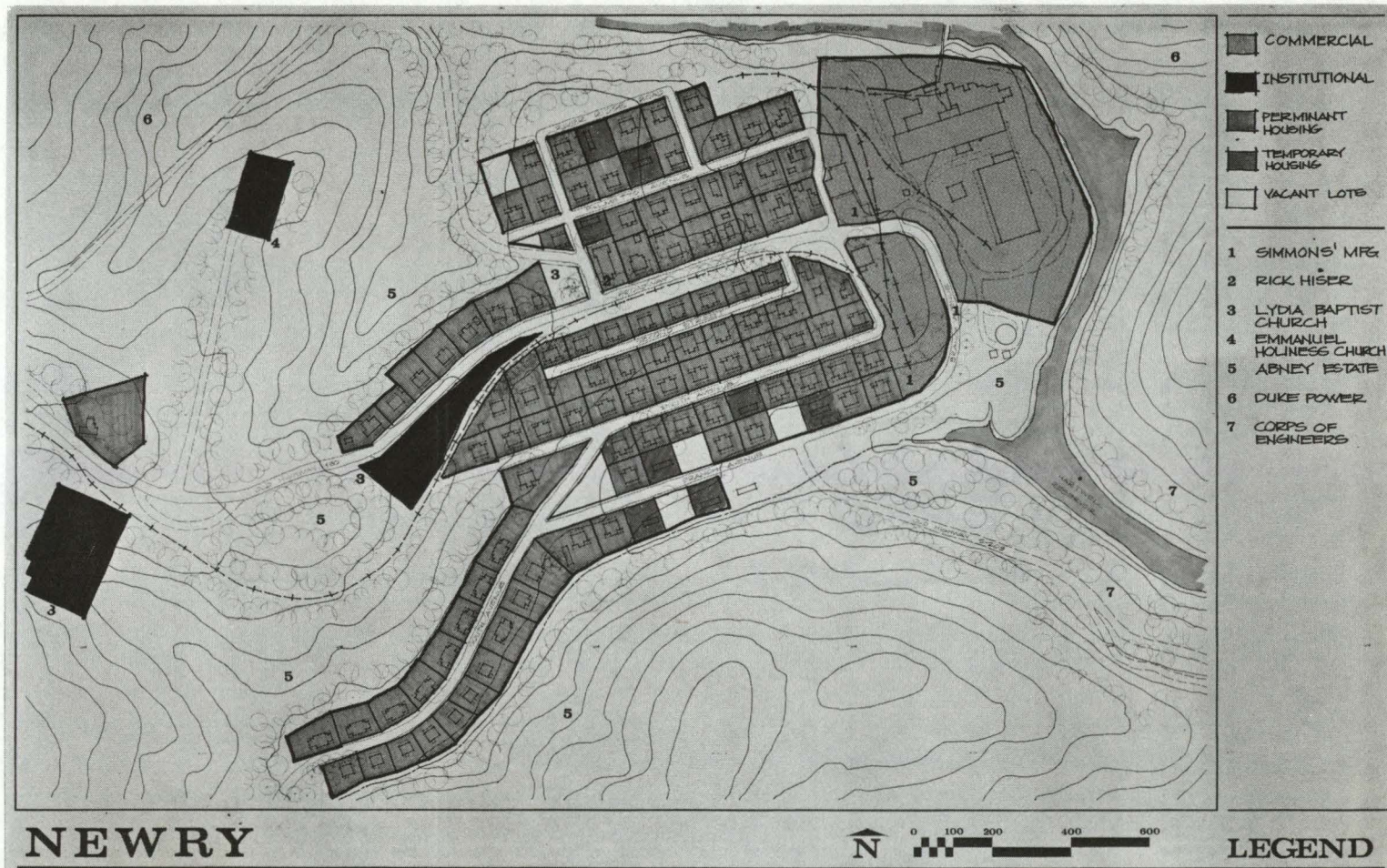


Figure 3.5 - Property Use and Major Ownerships

Merit and Image

From its inception until about 1960, the town experienced a steady growth, particularly, in the area of support functions. But since its decline as a mill village many buildings have disappeared. The use of these buildings showed a full range of functions that made the town important to the area and displayed their independence. The school house, meat market, barber shop, boarding house, Methodist Church, doctor's house, Post Office, Company Store, and Mill Complex were all actively used. By 1960 most of these functions had vanished and so had the buildings which housed them. The only structures which are used to any degree are the Post Office, Mill Complex, Methodist Church, and the Baptist Church. The majority of houses within the town were constructed when the town was founded, although a few were added in later years. Since 1965 a number of the original houses have been demolished and mobile homes have made an appearance, a rather poor substitute.

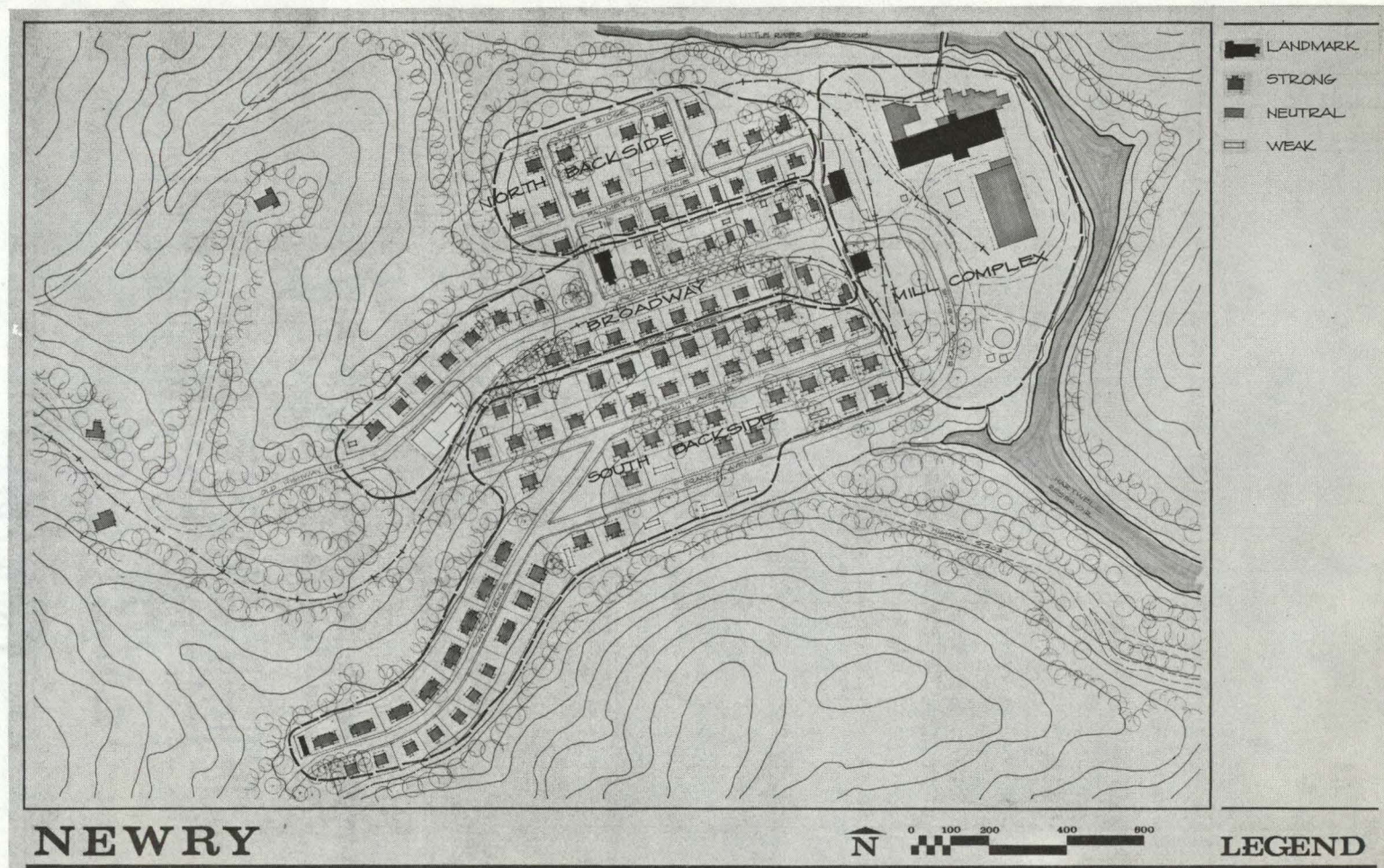


Figure 3.6 - Merit and Image

Building Condition

A general state of deterioration can be seen in much of Newry today. The exception is Broadway. Homes are in a good state of repair, and the yards are well maintained. No mobile homes have invaded this area. The Post Office and Baptist Church are actively used buildings, and the renovation of the Methodist Church is a good sign. In the fall of 1979, the rail spur which paralleled Broadway on its way to the Mill Complex was dismantled so that the Southern Railroad could lessen its tax burden. This has improved the quality of life along this street.

The houses in the North and South Backsides have suffered the most from the lack of maintenance since the mill company relinquished ownership of them. In these two areas many houses have been lost, while others remain in poor condition because the owners do not maintain them. Mobile homes have infiltrated these precincts, contributing to their decline.

The decline of the Mill Precinct is apparent in the disuse of the Company Store, Mill Office, Mill

Warehouse, and Mill Building. These buildings all require repair and need occupants who would take responsibility for restoring them. Some of the attached warehouse space at the rear of the mill is in very poor condition, and the windows in the roof monitor of the Mill Building are broken. The property surrounding the mill is overgrown in many places. The sewer treatment plant is approximately 40 years old and has exceeded its projected 20 year life. This system is a 'primary system', one which only treats sewage once before releasing it into water. The Department of Health and Environmental Control in South Carolina now requires 'secondary systems', treating the sewage twice, for communities like Newry.

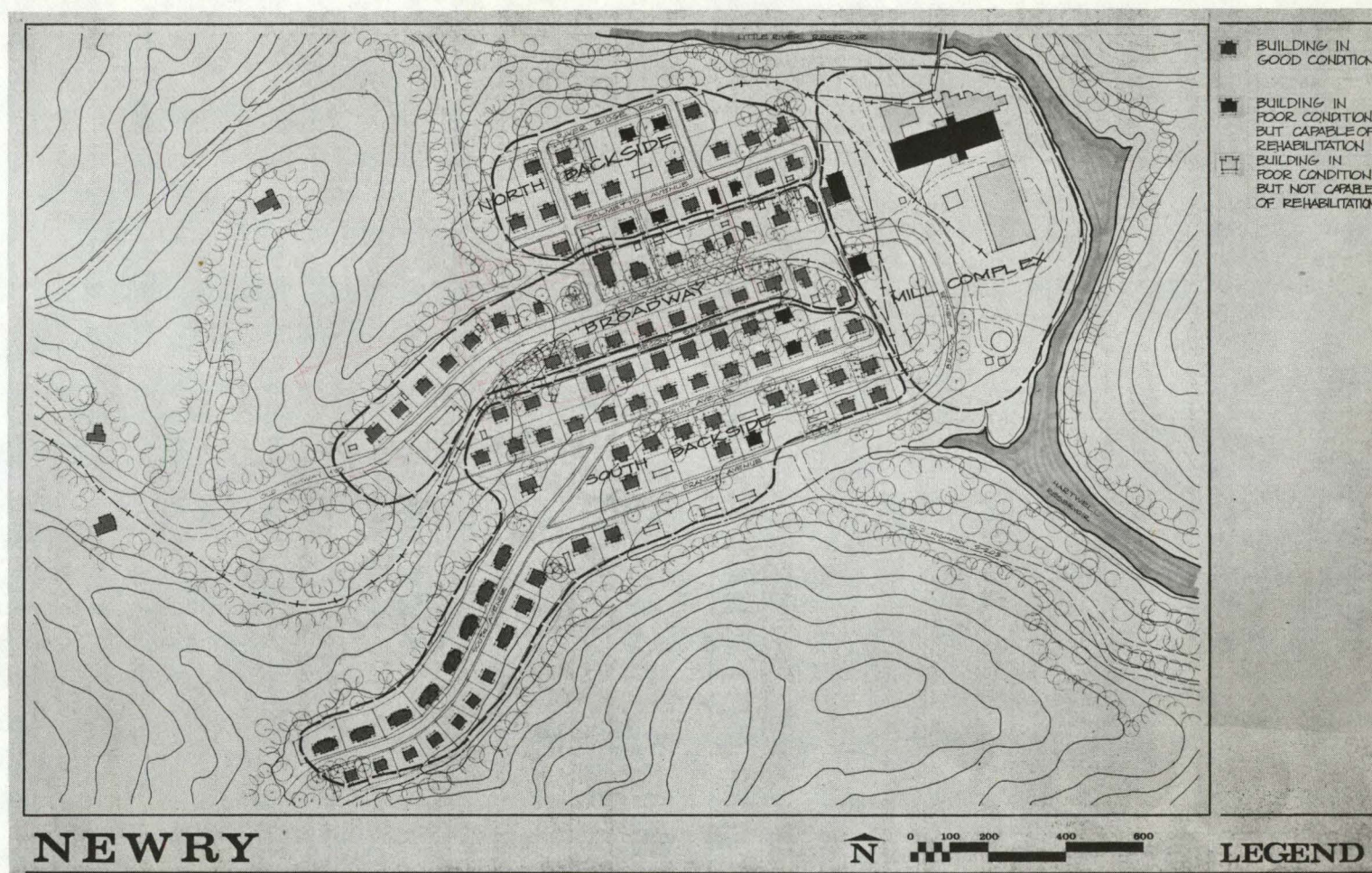


Figure 3.7 - Building Condition

EXISTING POPULATION

A significant number of the current population of Newry consists of retired persons, but there is a healthy balance of other age groups. There exists a small town atmosphere in which people wave to one another and people call across the street to each other from their porches. One should be prepared to relax and chat with residents if you call upon them. There is a local boy who rides his 250 cc. Enduro motorcycle all around town every evening. Everyone knows the post-mistress. The village has its share of stray dogs and cats, tricycles powered by V.W. engines, children on bicycles, and mothers with their babies in strollers. There are several informal 'hang-outs' where people gather for socializing. The children often occupy the vacant lot across from the old Methodist Church on Broadway. In the evening, the high school youth may be seen at the old Little River Dam construction site or in front of the Post Office. The older people are sometimes seen around the dumpsters on the way into town on Old 130. Here the smell is not necessarily pleasant, but the view of Lake Keowee and the mountains is unsurpassed.

SIMILAR FATE

Newry has suffered a fate similar to many other 'company towns'. The village industry, which the community depended upon, closed because its operations were uneconomical due to new technological advancements. Small towns which find themselves in this situation have a limited number of choices: attract new industry, become bedroom communities serving the larger metropolitan areas, or decline and eventually die.

In the case of Newry, the introduction of a large new industry is unrealistic and in order to arrest the towns decline, this project proposes that it become a bedroom community whose residents, for the main part, would work outside the community, but at the same time encourage the introduction of a number of in-town employment opportunities such as crafts, retail sales, professional offices, and a restaurant.

THE ACTIVITY PROPOSAL

ACTIONS WHICH IMPLEMENT THE GOAL

There already are beginnings in Newry directed towards the goal of revitalization. Several houses, which might have been subject to demolition in a few years, have been restored by new arrivals to the community. A business venture moving into the old Methodist Church building has saved it from eventual destruction. Although these are small steps forward, it could be hoped that they will serve as a catalyst for other portions of the village.

Newry offers strong incentives for both home seekers and business ventures. It is a close knit community with a small village atmosphere in which residents depend on each other for companionship and help, and, yet, it is only a short distance from various places of work, including Clemson University. Another desirable aspect is the relatively low price of real estate at the present. Though extensive renovations are required on many of the buildings,

the cost of this, coupled with the purchase price would still be considerably less than the cost of a similar building in nearby cities. Businesses which want to attract customers will find that this quality will aid them in their effort.

Even with the restoration and rehabilitation of buildings in the village, Newry, as a community, lacks a physical center of focus. The mill provided this at one time, but no longer. A new focus reflecting a new life style is needed; a focus or center which would logically reflect the proposed activity of the village.

Objectives for a proposed Village Center in Newry are as follows:

- 1) The Village Center should be a 'place' which would generate activity, a 'place' where people not only walk to but also stay to participate.
- 2) The Village Center should be a focus for the village.
- 3) The Village Center should be the setting for sales and commerce as well as the location of municipal facilities.
- 4) The Village Center should incorporate the flavor of Newry's past in both setting and building form.

It is proposed that the list of activities or functions to be incorporated in the Village Center consist of: a Village Square, Municipal Services, Business, Access to the Water, Mill Renovation, and Recreation.

Village Square

This activity describes the need for people to go and be with others, to see and be seen. It requires a space in which one can stroll, brouse, loiter, dance, and celebrate. A space in which one can meet others and talk with them is desirable. A Village Square, incorporating the existing Mill Office, Company Store, and Post Office buildings could provide such a space. Enclosing the Village Square could be the municipal, retail, office, craft studio, and restaurant buildings.

Municipal Services

At present, Newry is an unincorporated village with no local government. Establishing a governing body would be vital for the future growth and development of the town. The local government could provide and arrange many services which are presently not

available. It could offer a place where citizens could ask questions, make requests, and register complaints about sewage, water, road, and other community services. It might also establish a place in the town where telephone, gas, electric, and water bills could be paid. The sewage disposal plant for the town has been a problem which must be remembered. A water system maintained by the local government would be a necessity. A physical Town Hall containing the town office and meeting space would be required. The Post Office should also continue to operate within the village.

Business

Newry definitely has a lack in the benefits which shopping and business can supply. Ask anyone in the town what thing the community most needs, and they will almost always answer that some local jobs and activity are necessary to give some life to the town. This is the biggest gap in the town's ability to function as a whole community. Convenience is also a problem for many. People would like to walk, as they have been able to do in the past, to some of their basic services. Space for business ventures

should be provided. This would enable other shops to locate in the Newry, offering support and stability. The types of businesses which would be included within the project are: a Corner Grocery, Restaurant, Offices, Retail Shops, and Craft Shops. This mixture would create a 'work community' it is believed that a 'work community' is just as important as a 'housing community'. The above types of spaces would encourage, identify, and control the amount of desk, craft, and selling jobs in the 'work community'.

Corner Grocery

A small Corner Grocery which one could walk to, or stop at on the way into or out of town is desirable. Many of the older people walk to the small store at Courtenay daily. Others would like to but the one and one half mile distance up the ridge has made this effort impossible. Mothers often discover that they need an item to complete their dinner and must make a run to Courtenay or Seneca. Most of us grew-up making quick trips to the near by grocery for our mothers before dinner for some needed item. This seldom happens in Newry.

Restaurant

A restaurant which would draw people from the surrounding area would be beneficial to the town. By attracting people from the outside the town, it could establish a form of publicity. Outside people would be spending money in Newry. Local part-time help would establish some forms of local employment. The people within the town would have the benefit of walking to a place to eat. Several neighboring industries, which currently have no place close by to eat lunch, might frequent the establishment.

Access to Water

People have a basic need to be close to water. Whether it be passive involvement, such as having a picnic at the water's edge, or an activity such as swimming. Water is a part of our life's blood. Newry has been cut off from direct contact with water by the Mill Complex with its fencing. This should be corrected in any future developments. This contact could take several forms: edge contact, swimming, boating, and fishing. Local contact with the water is needed.

Newry's location near two major lakes could be taken better advantage of. A local boat dock on the Little River arm of the Hartwell Reservoir would be an appealing aspect of life for the residents of Newry.

Rehabilitation of the Mill Building

Alternate uses need to be explored for the former Mill Building. These would include a new industry, a shopping center, and housing. Of these it would appear that housing would have the greatest potential. Housing has been incorporated in many adaptive use renovations for mill structures. Housing would require that the building be improved in appearance, introduce more people into the village, and make the Village Square a more viable idea. A condominium type development would add stability to the community through ownership and be reflective of current housing trends. Housing is in short supply in the region around Newry. This development would not be apt to suffer from the lack of occupants.

Recreation

Currently the town has no Public Green Space for passive and active recreation by its residents. A park which could be used for relaxation, picnics, ball playing, and kite flying would be a valuable asset to the community. A hard surface companion to the Public Green Space could be located adjacent to it. This could be used for basketball and similar activities.

Interior Space Requirements

Town Office -

Counter and Waiting ...	80 sq. ft.	
Desk	100 -	120
Toilet	40 -	50

Total Area 220 - 250 sq.ft.

Corner Grocery -

Sales	800 sq. ft.	
Stock Room	400	
Office Area	80 -	100
Toilet	40 -	50

Total Area 1320 - 1350 sq. ft.

Office Space (5) -

Office Area	350 -	550 sq. ft.
Toilet	40 -	50

Net Area (1) 390 - 600 sq. ft.
Total Area (5) 1170 - 3000 sq. ft.

Shop Space (5) -

Sales Area	350 -	550 sq. ft.
Stock Room	100 -	200
Office Area	80 -	100
Toilet	40 -	50

Net Area (1) 470 - 850 sq. ft.
Total Area (5) 1410 - 4250 sq. ft.

Workshop Space (5) -

Sales Area	250 -	350 sq. ft.
Work Area	300 -	500
Office Area	80 -	100
Toilet	40 -	50

Net Area (1) 670 - 1000 sq. ft.
Total Area (5) 2010 - 5000 sq. ft.

Restaurant -

Dining (seating 60) ...	690 -	750 sq. ft.
Bar (seating 15)	150	
Casher	40 -	60
Waitress Station	100 -	150
Kitchen	250 -	375
Stock Room	200 -	300
Toilets	100 -	150
Office Area	80 -	100

Total Area 1610 - 1985 sq. ft.

Mill Housing -

A - Studio, Standard, Duplex (46 units)	535 -	800 sq. ft.
B - Standard, Duplex (12 units)	985 -	1190
C - Duplex, Triplex (4 units)	1200 -	1500
Interior Parking (60 spaces)	15750	

Total Area 63000 sq. ft.

Exterior Space Requirements

Parking for Square (40-60 spaces)
Parking for Bookmobile and Health Services Van
(one space)
Public Outdoor Square
Community Boat Launch and Dock (15-20 small
boats)
Public Green Space (60,000 sq. ft. minimum)
Parking for Mill Housing (40-100 spaces)

CASE STUDIES

The Case Studies offer insight into what the Village Center might be. They are divided into three sections: Piecemeal Growth and Basic Design Structure, Village Centers, and Renovation. These categories provide information considered important for the key areas of the project.

PIECEMEAL GROWTH AND BASIC DESIGN STRUCTURE

The Growth of Delos

Delos is a Greek city established in the 6th century B.C., and was built on an island of the same name in the Aegean Sea. A sensitivity is shown in the placement of each element in relation to the other elements, and to the natural landforms. The city expanded in increments, growing in a very orderly fashion. Edmund N. Bacon in The Design of Cities states:

Under this scheme ancient shrines have been preserved and have retained their identity although encompassed by new forms. There is no lack of boldness or breadth in the expanded plan, yet the intimacy of inherited tradition is maintained.

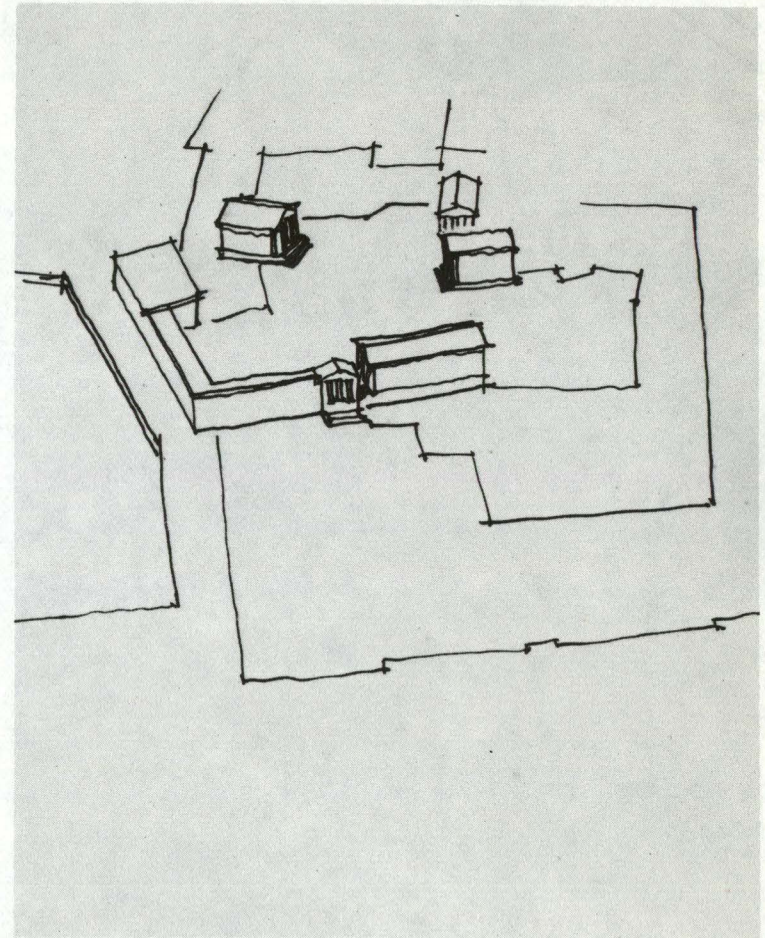


Figure 4.1 - Delos, Sixth Century B.C.

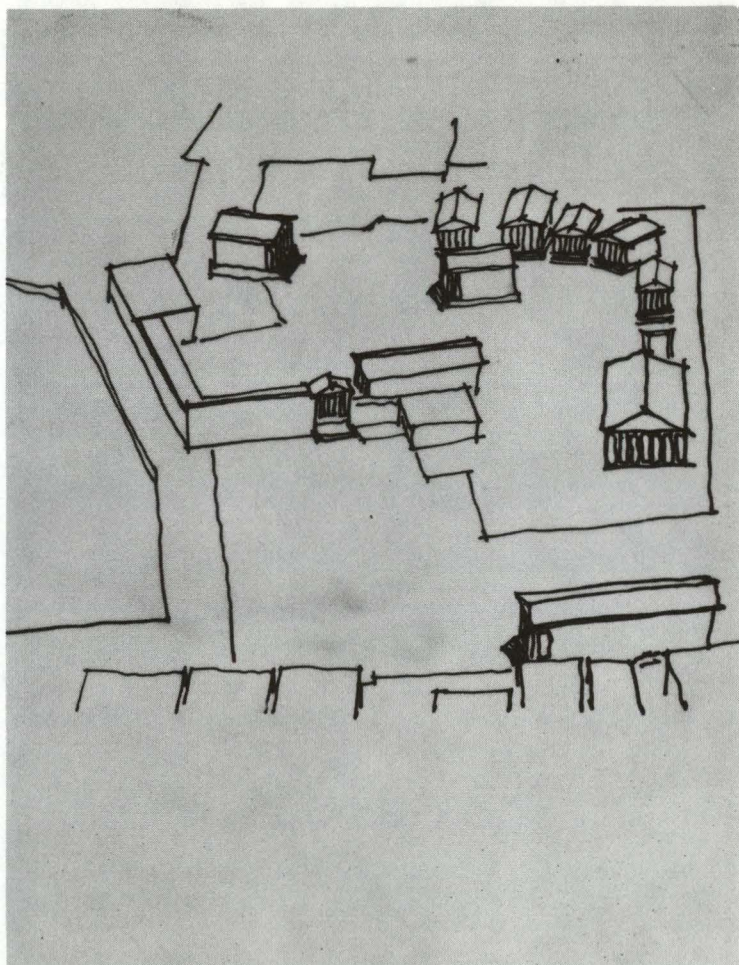


Figure 4.2 - Delos, 417 to 314 B.C.

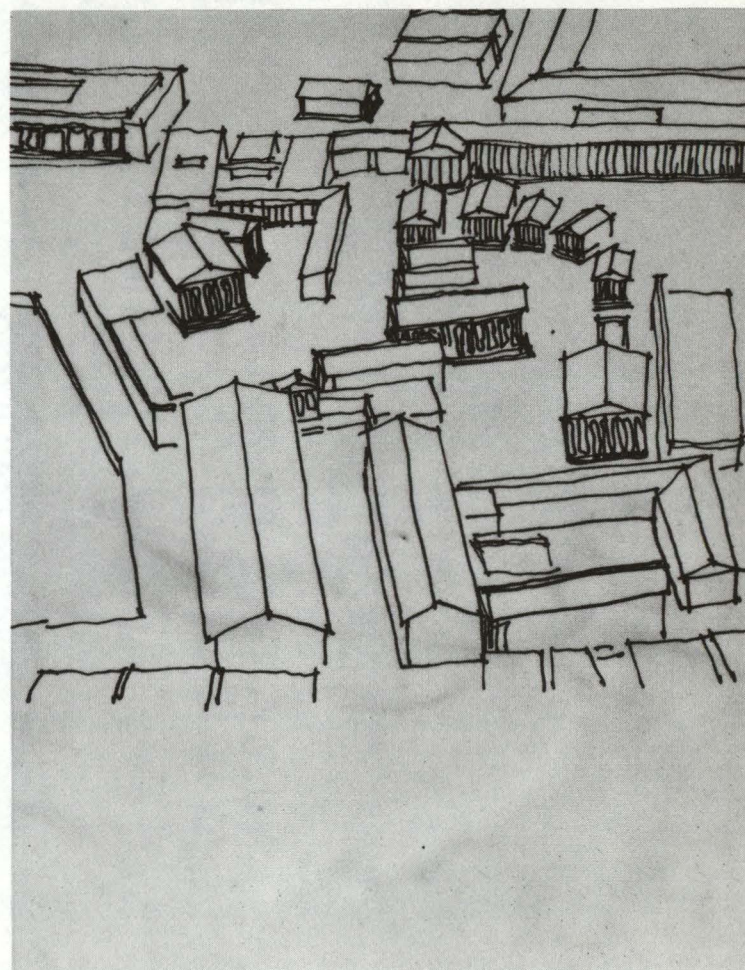


Figure 4.3 - Delos, Later Years

Italian Medieval and Renaissance Cities

The Italian Cities of Todi, Florence, and Venice display a similarity in approach. An expression of 'civic unity' in conjunction with a connection to the forces of the outlying region is found. Todi contains two interlocking squares, each of which are connected to the region with a vista. Todi's squares retain their identity while reaching into the surrounding region. Piazza della Signoria, the town center of Florence, was connected to the River Arno by Giorgio Vasari's Uffizi Palace design. Vasari's connection established a connection between the 'self-contained' center and the river. Piazza San Marco in Venice has the same basic scheme as the Piazza della Signoria, except Venice was a port city with a planned connection to the water. San Marco is connected to the Grand Canal by a space which is now referred to as the Pizzetta, thus establishing the connection between the activity center and regional influences.

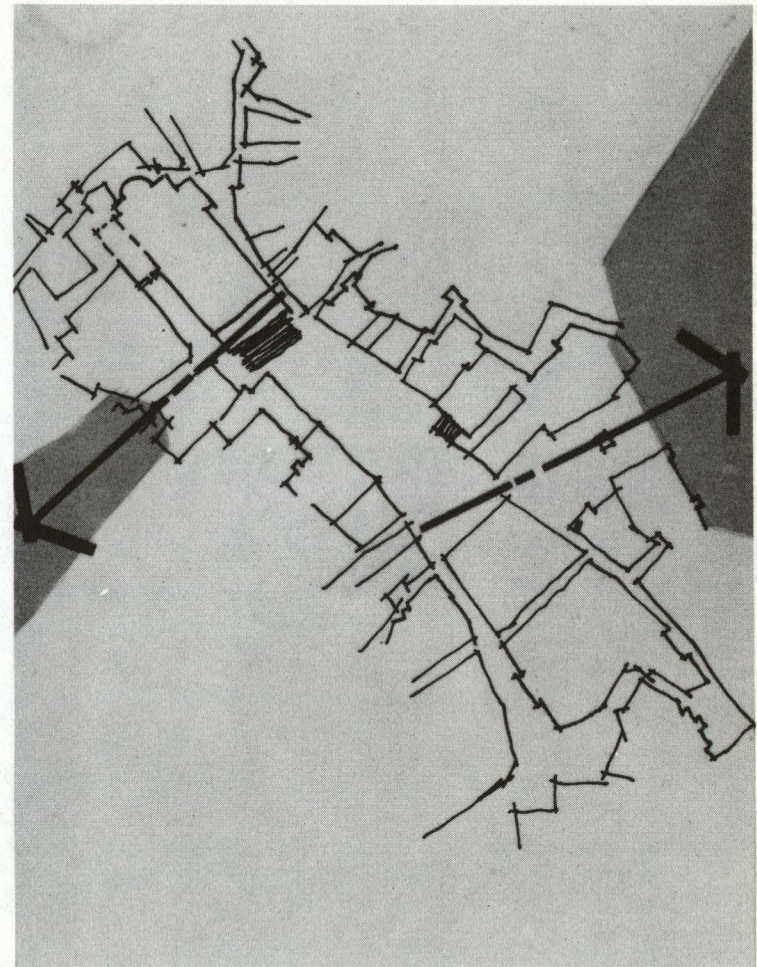


Figure 4.4 - Todi, Interlocking Squares

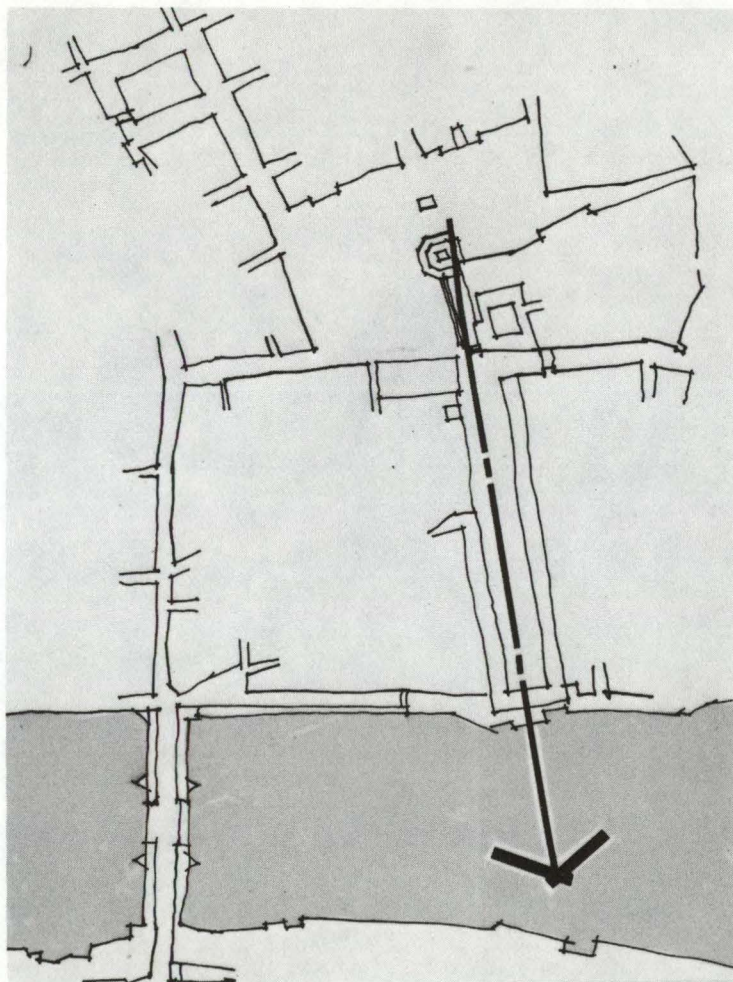


Figure 4.5 - Florence, Piazza della Signoria

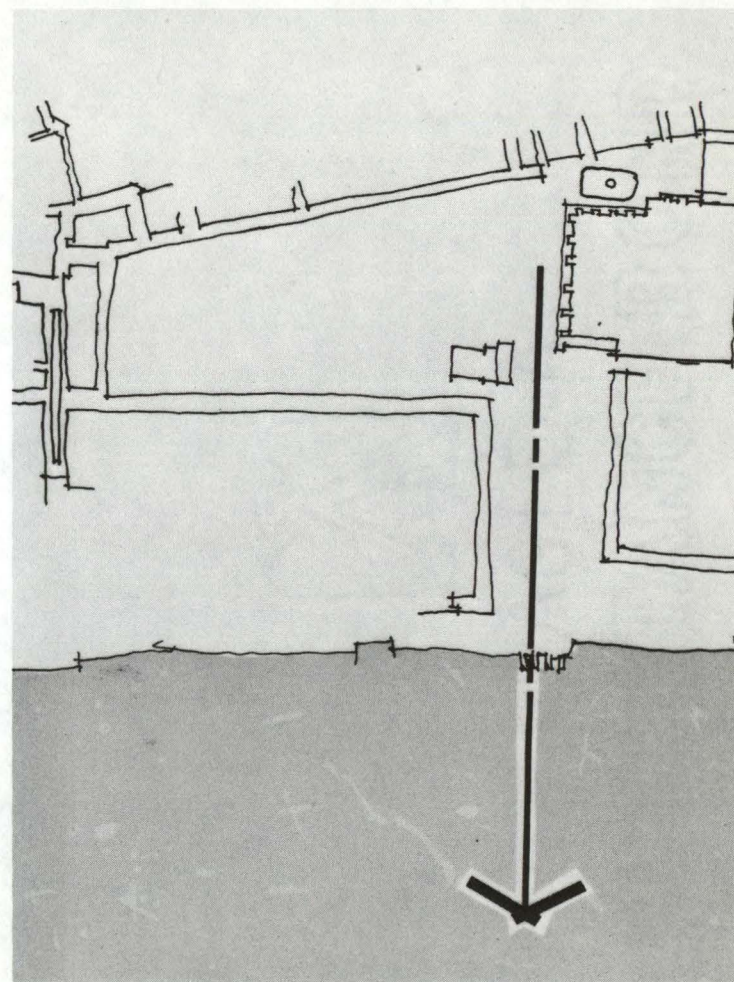
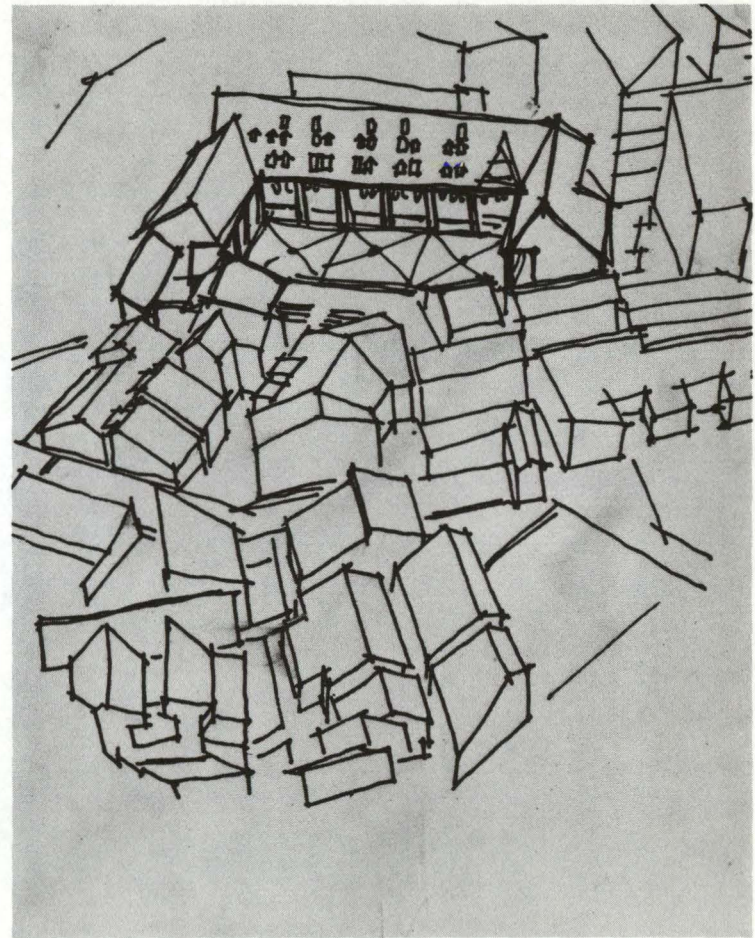


Figure 4.6 - Venice, Piazza San Marco

VILLAGE CENTERS

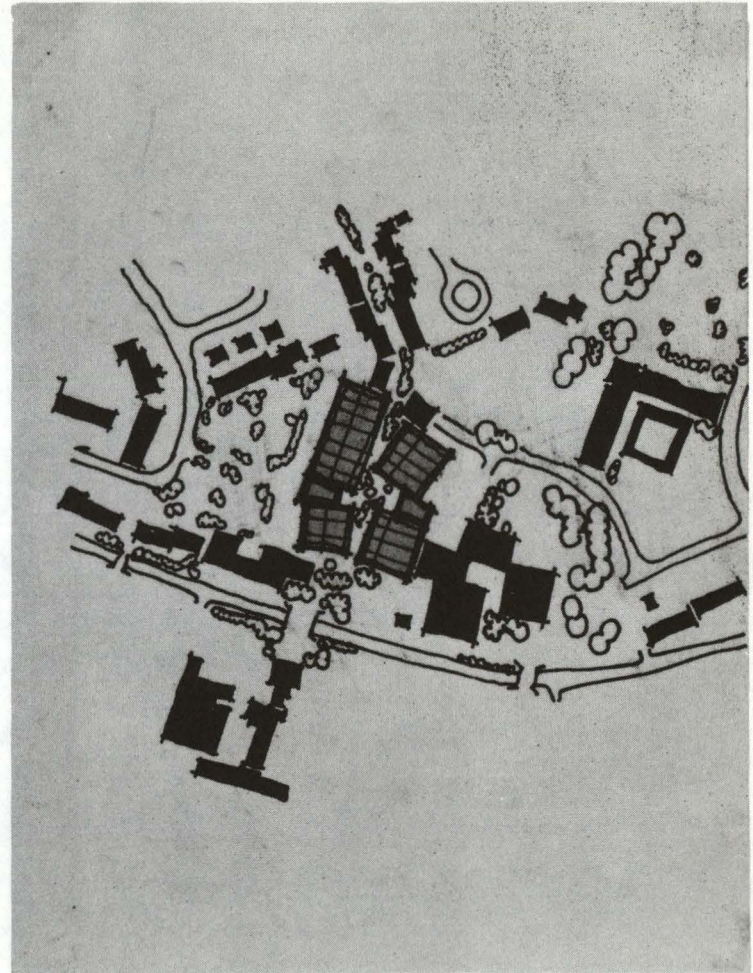
Bourtreehill

The Bourtreehill Village Center, in England, was designed for a large population of 11,000 people. Although, it is considerably larger than Newry with its current population of about 300 people, the diversity of functions is very note-worthy. It provides the community with facilities for educational, social, recreational, ecumenical, health, business, living, and public utilities. The twenty-four flats in the center are placed adjacent to office/studio spaces in order to encourage occupants to occupy both types of spaces, living and working in the center. Materials have been chosen to complement the rural aesthetic local to the area.



Mosborough

The Town Center for Mosborough, a design for another British community, is planned for a population of 41,000. The large facility includes shops, markets, a library, sports facilities, social services, housing, pubs, and a small college. The project connects well with the surrounding housing by using a hierarchy of pedestrian routes.



RENNOVATION

The Mercantile Wharf Building

The Mercantile Wharf Building in Boston is very similar to Newry's Mill Building in structure, shape, and historic value. Previously it functioned as office and warehouse space for shipping companies before it was converted to housing. It has a total of 17 different unit plans, designed for a range of low and middle income families. The structure was load bearing walls which occured 24 feet on center with heavy timber floors. This system made it easier to comply with fire codes because existing walls could be used as fire walls between units. A 24 foot by 100 foot central atrium was incorporated because of the 100 foot depth of the building. This feature required the removal of the center portion of the building. Considering the recomendation of housing as a function for the Mill Building in Newry, the comparison with this building is very pertinent.

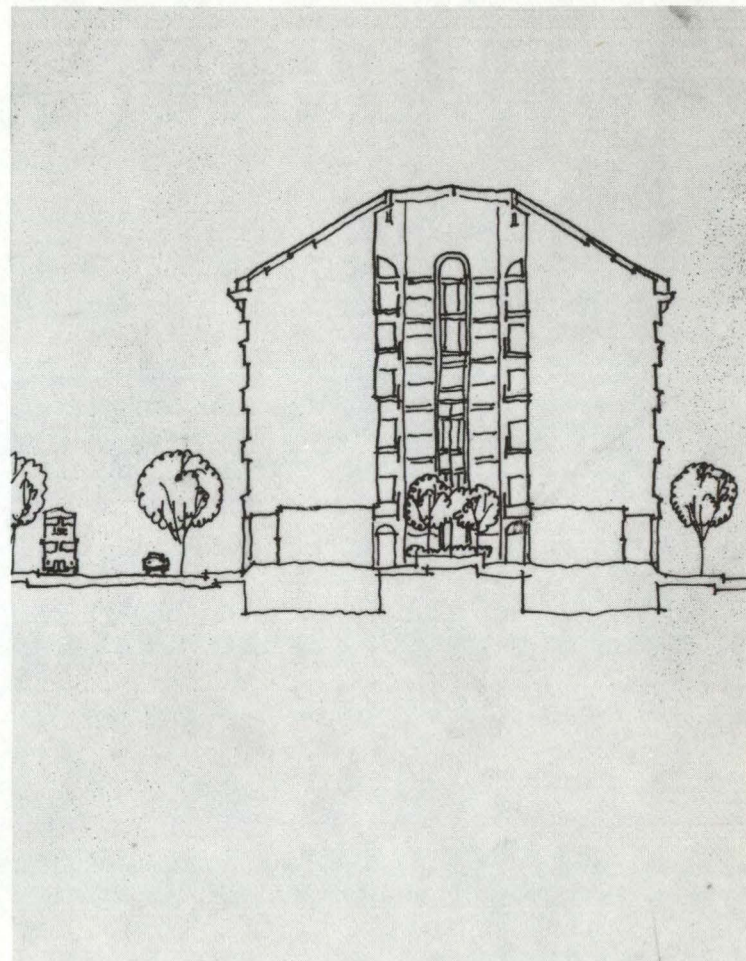


Figure 4.7 - Section thru Merchantile Warf

SCHEMATIC PROPOSAL

The schematic proposal is given as a list of broad conclusions based on the previous discussion of the activity objectives and proposed functional analysis.

- 1) Terminate the Broadway Axis with a Village Square at the point where the Broadway Axis intersects the River Axis. The reuse of the existing Mill Office and Company Store, which are located at this point, will take advantage of their resources.
- 2) To celebrate the freeing of the water, re-orient the Broadway Axis with the River Axis, but retain a visual line of sight between the Broadway Axis and the Mill Building. By establishing a small Harbor where the River Axis meets Lake Hartwell, a strong water connection can be made, extending Newry to the outlying region.
- 3) Develop a Public Open Green Space in the area in front of the Mill Building. Remove the Old Warehouse Building and Sewer Treatment Plant to increase the size of the open area and improve the visual quality of the Mill Complex. Place a water-side access green between the edge of the river and Public Green Space.
- 4) Rehabilitate the Mill Building for use as a cooperative apartment building. Place a Plaza area in front of the Mill as a hard surface companion to the Public Open Green Space.
- 5) Develop a new street connecting the North Backside and South Backside with the Village Square and Broadway Activity Spine. Use it as a demarcation between the old residential precincts and the new development in the Mill Complex precinct. Call it Center Street because of this demarcation.

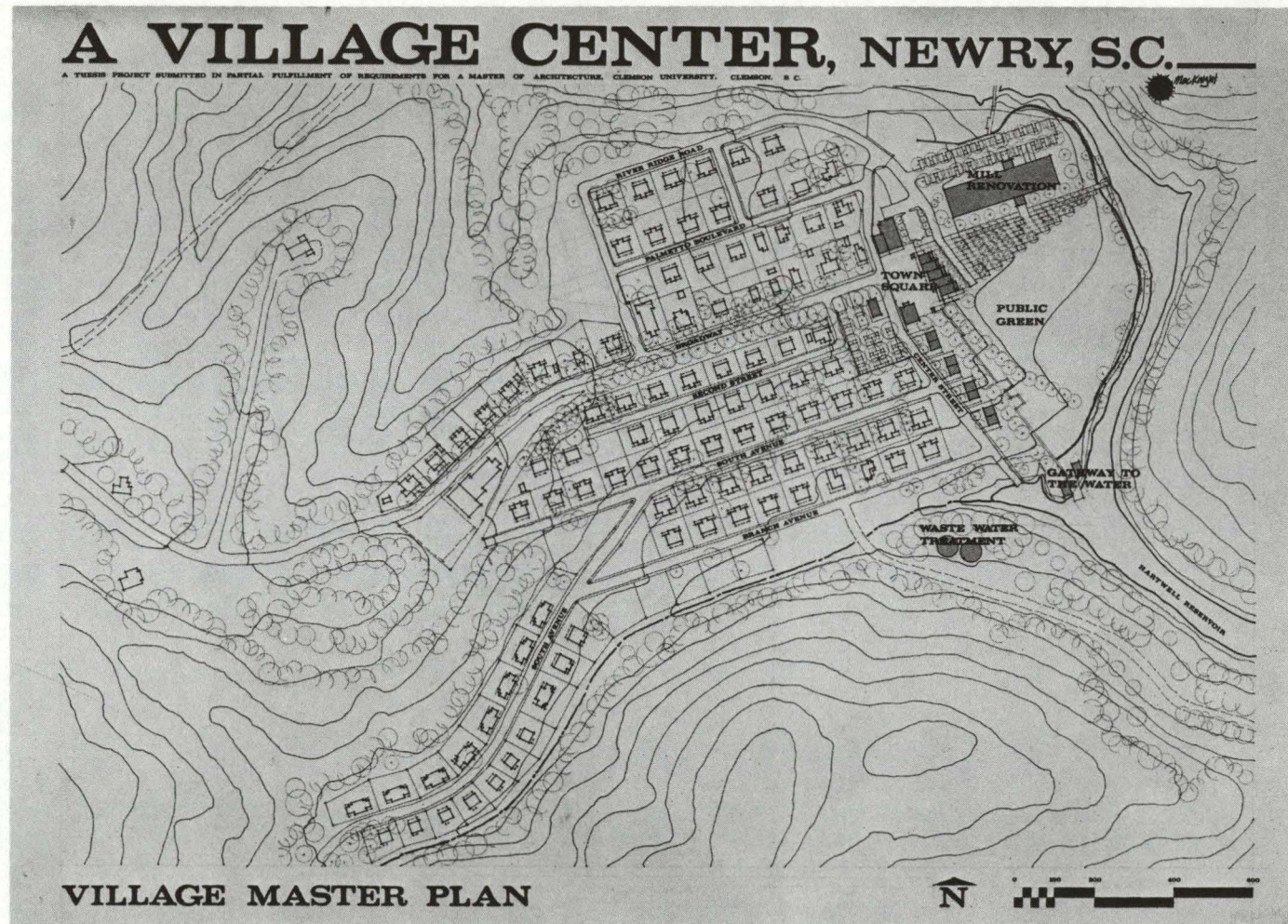


Figure 5.1 - Village Master Plan

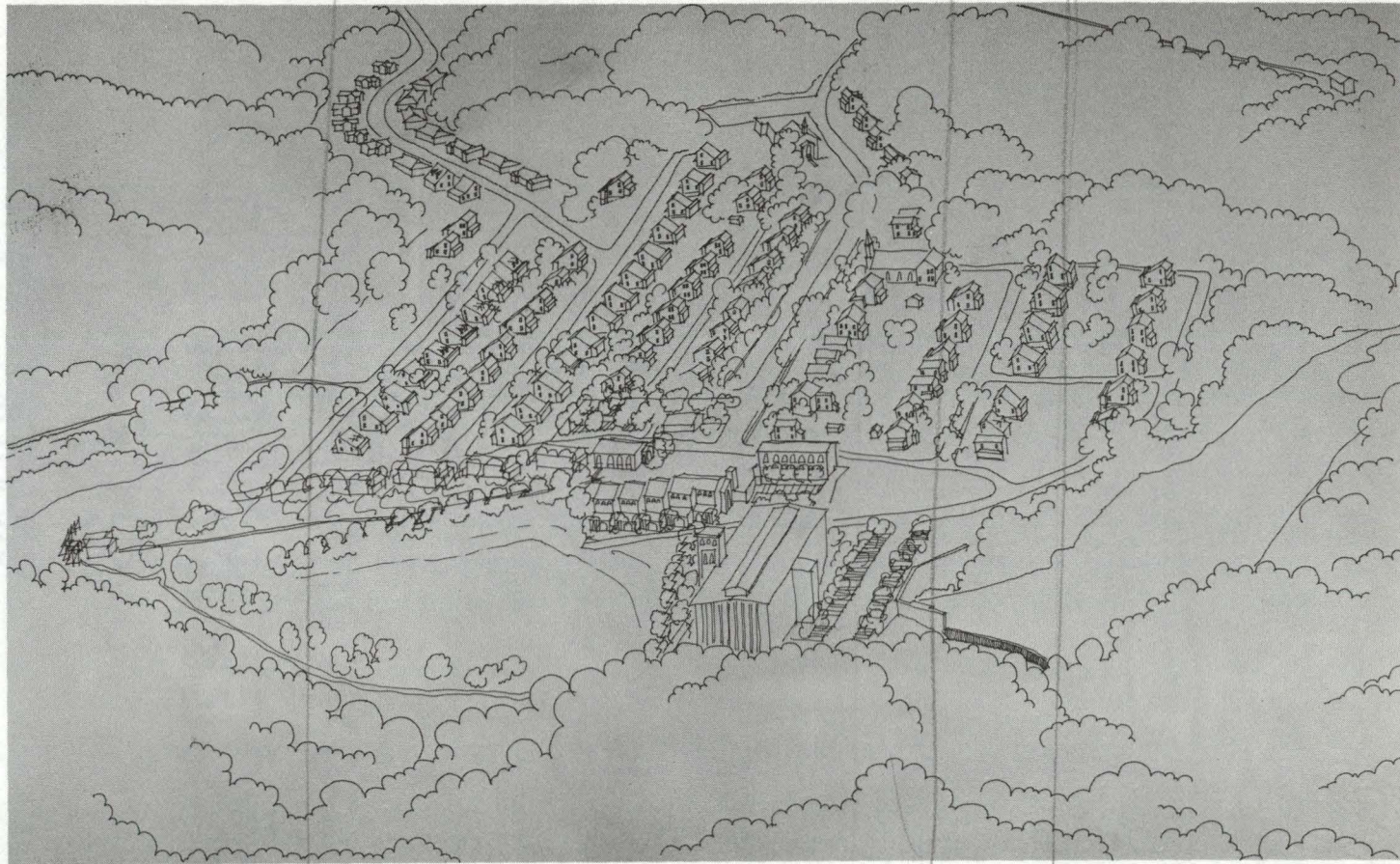


Figure 5.2 - View of Town from East

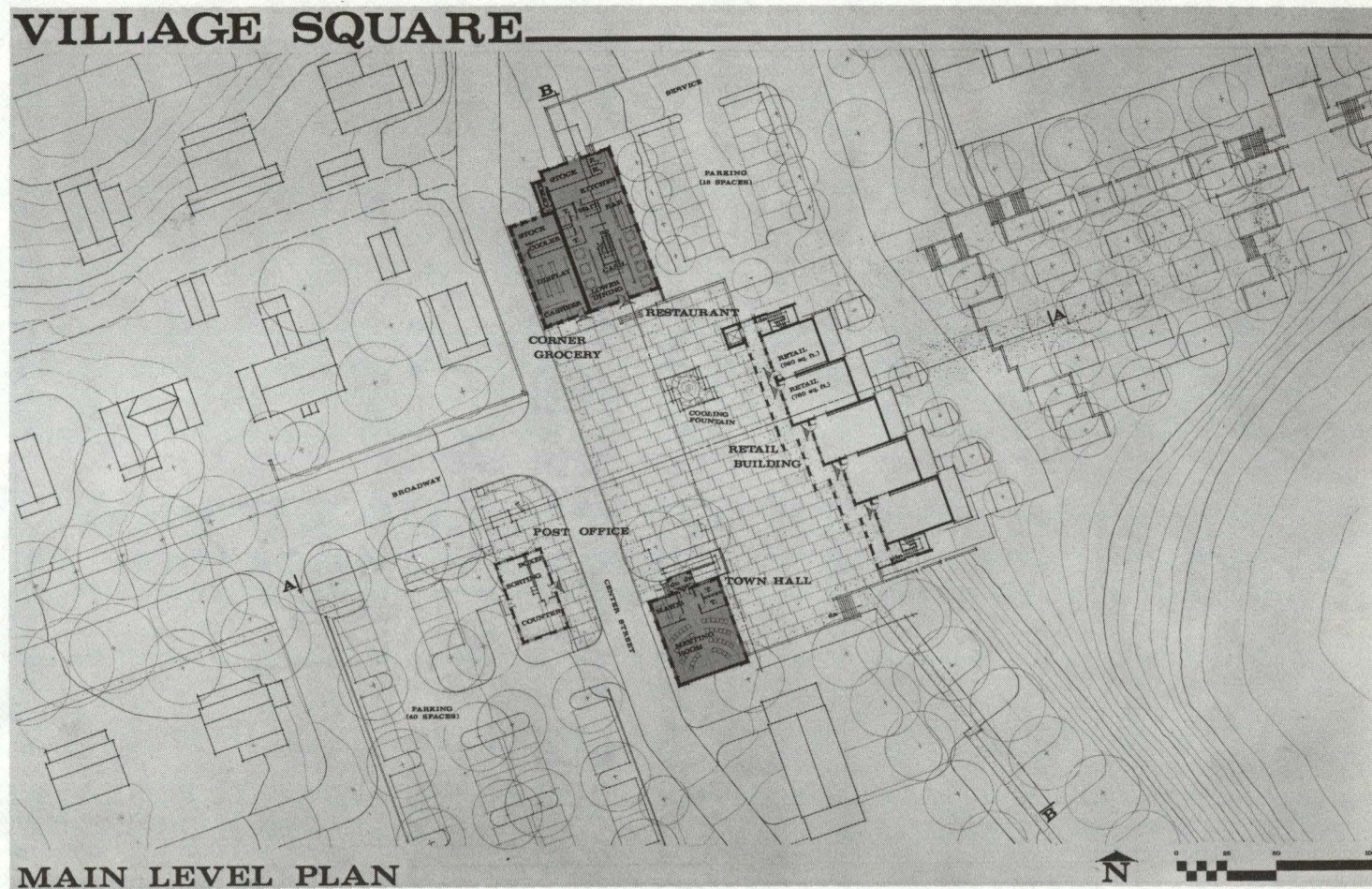


Figure 5.3 - Village Square, Main Level

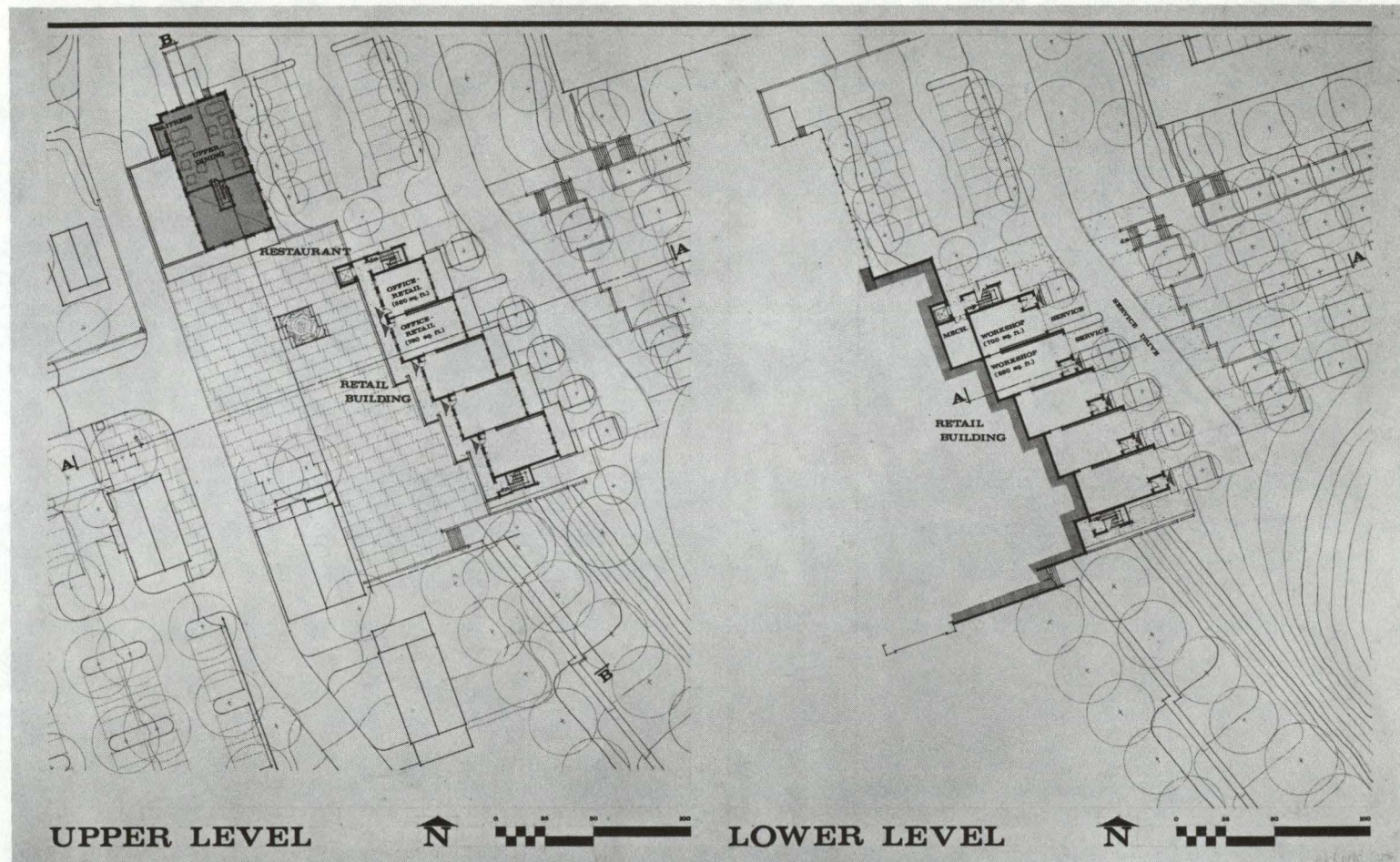


Figure 5.4 - Village Square, Upper and Lower Levels

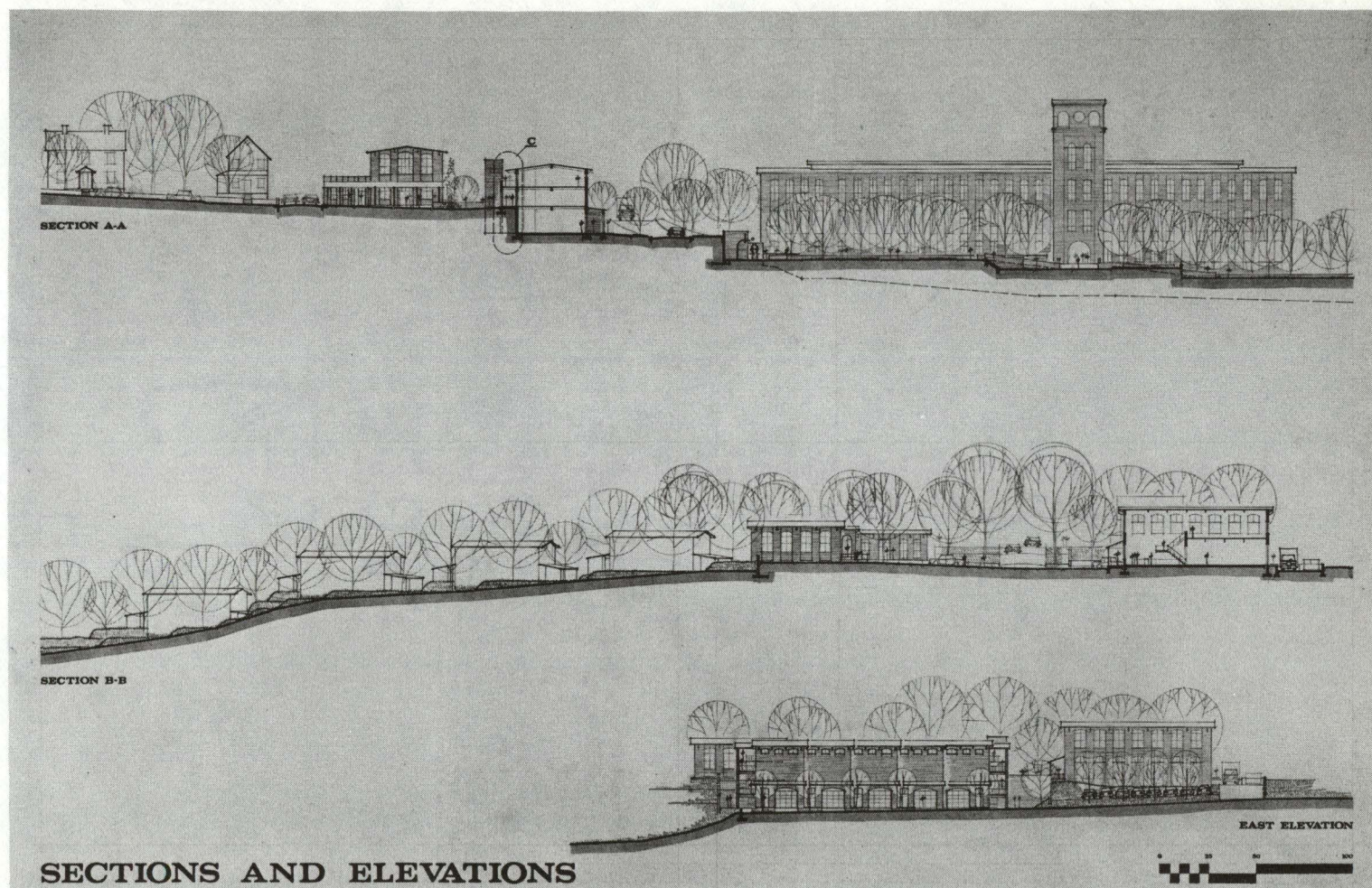


Figure 5.5 - Village Square, Sections and Elevations

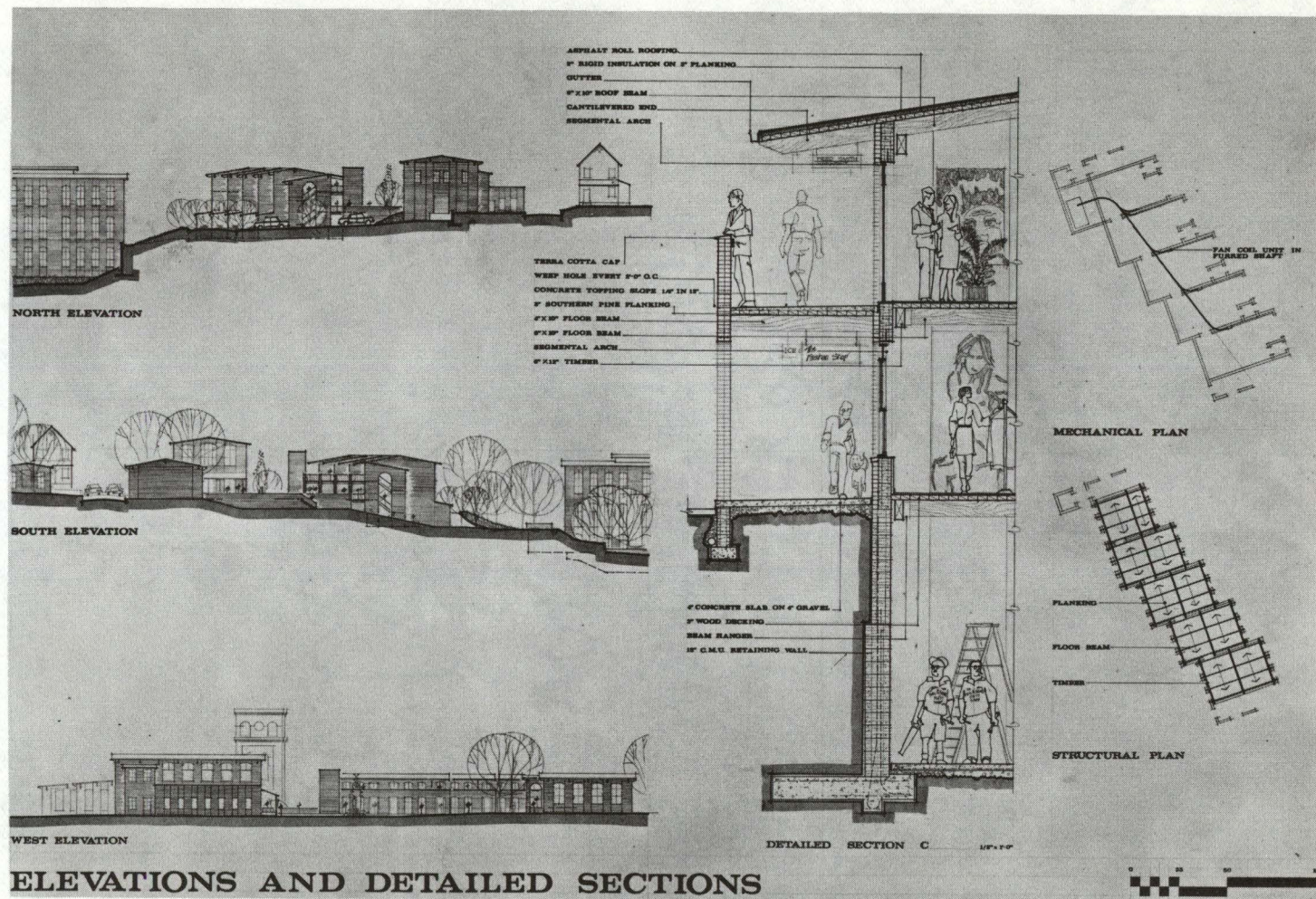


Figure 5.6 - Village Square, Sections and Elevations



Figure 5.7 - Village Square, View from South

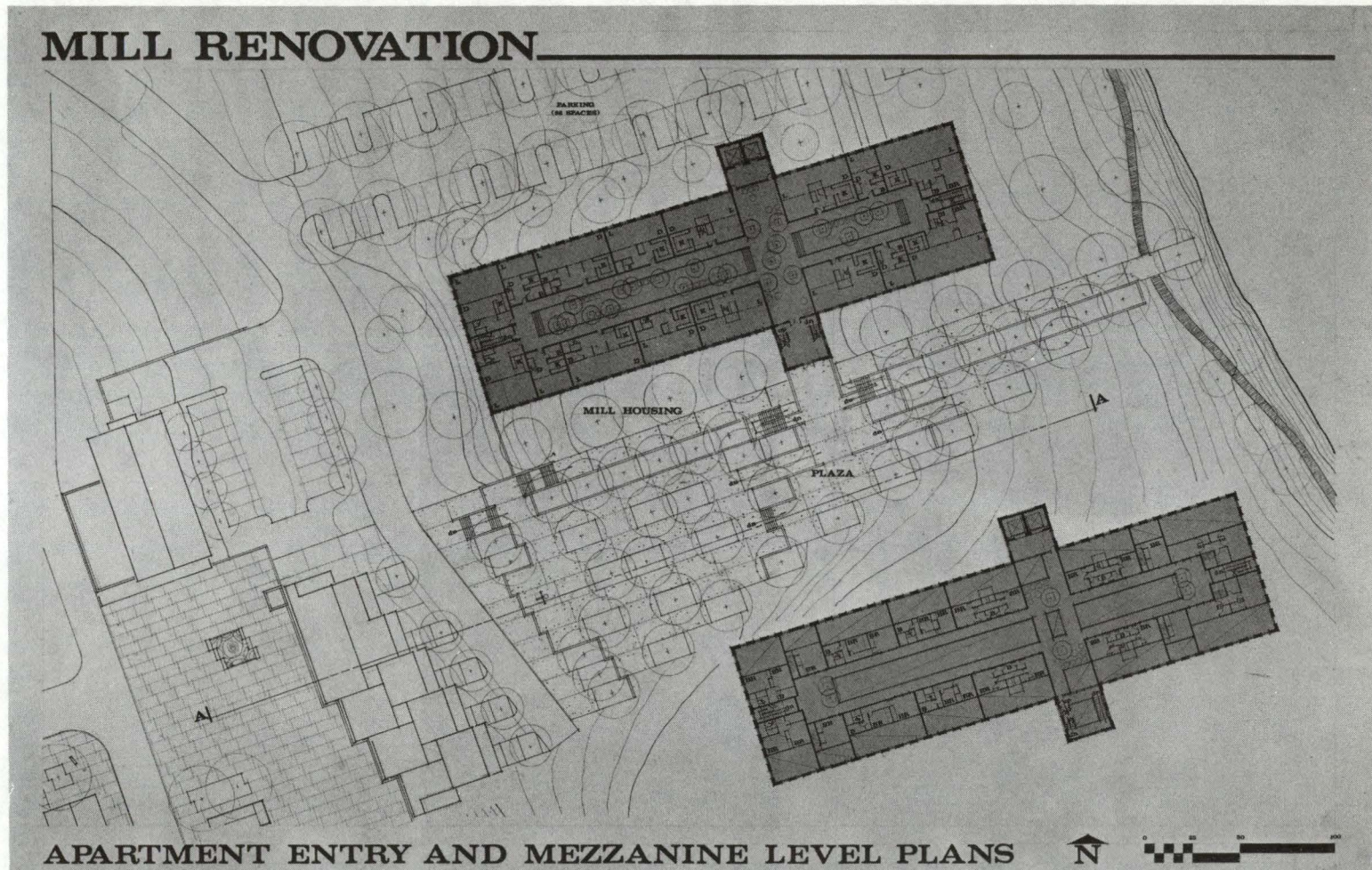


Figure 5.8 - Mill Renovation, Apartment Entry and Mezzanine Level Plans

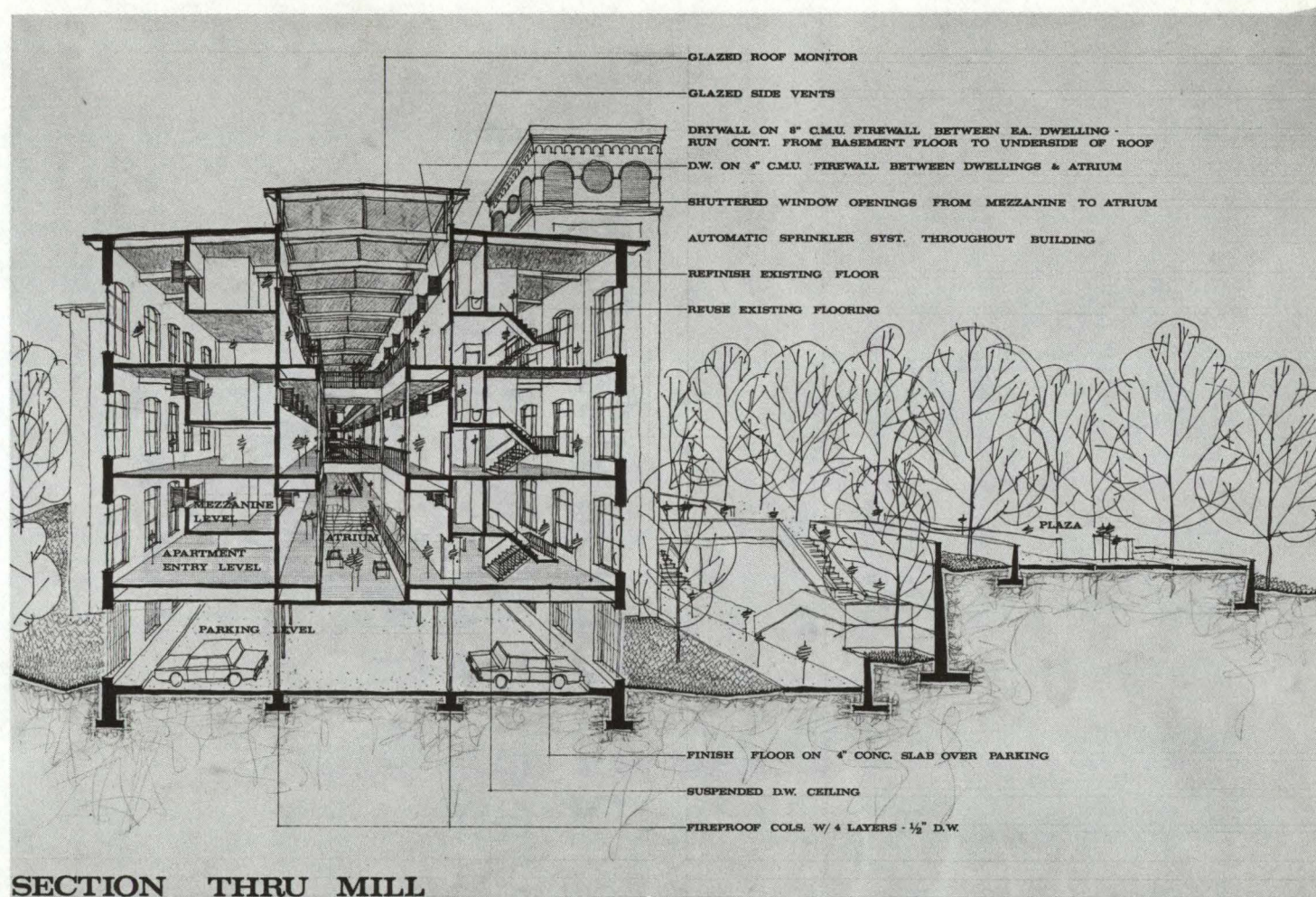


Figure 5.9 - Mill Renovation, Section thru Mill

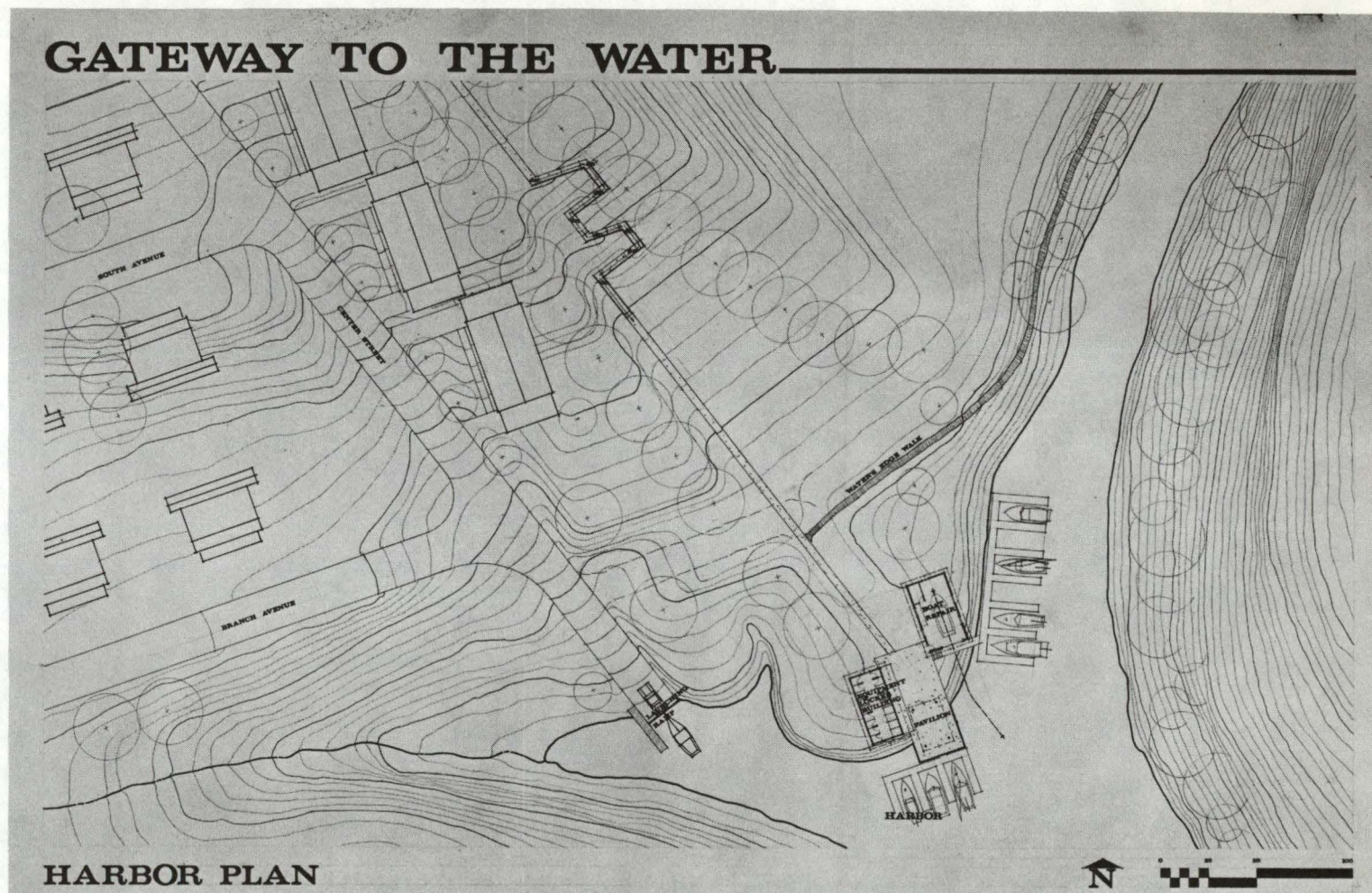


Figure 5.10 - Gateway to the Water, Harbor Plan



Figure 5.11 - Model, View from West



Figure 5.12 - Model, View from South-East

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